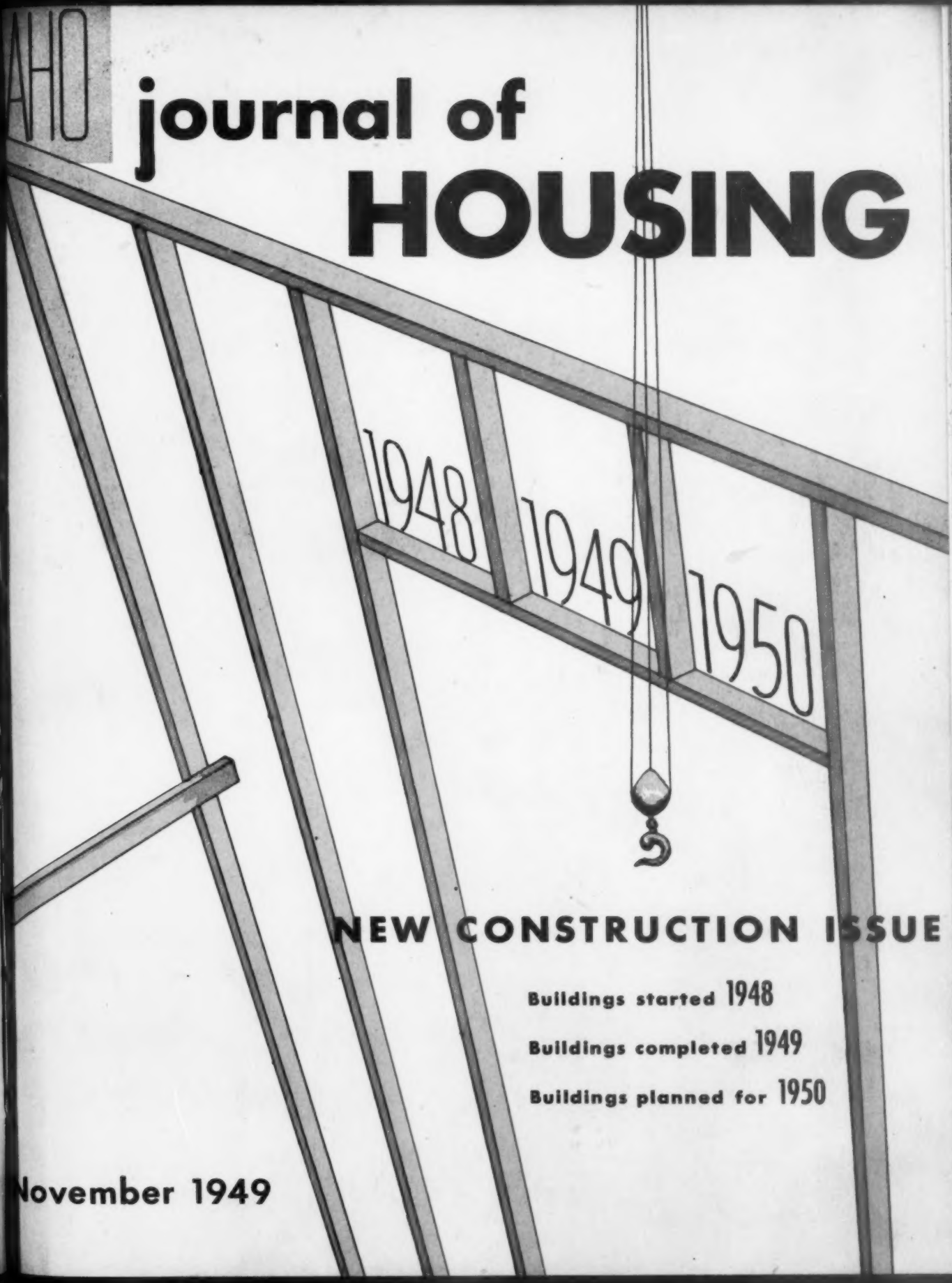
AHO

journal of HOUSING



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Buildings completed 1949

Buildings planned for 1950

November 1949

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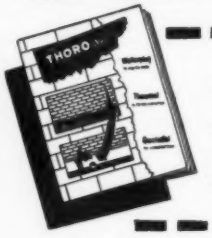

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REFRIGERATOR
SINK
WALL CABINETS
UNDERSINK CABINET

There's a simple, streamlined answer to all your kitchen-equipment problems: The Hotpoint #60 Packaged Kitchen.

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Facts (not claims) that every architect should know about

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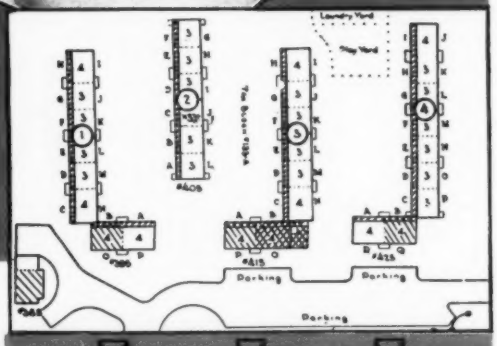
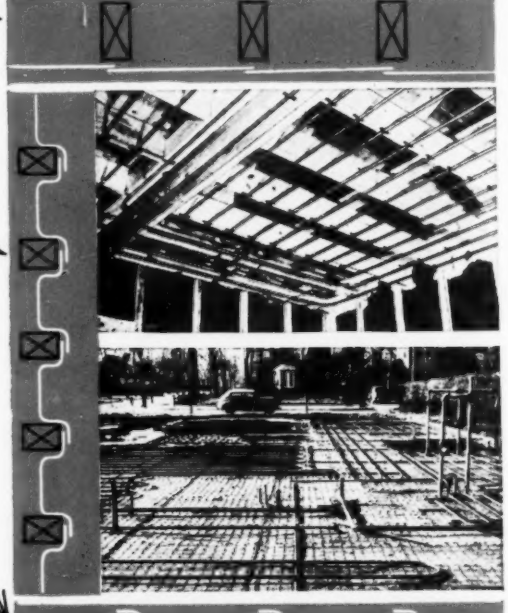


CRAWL SPACE: Between floor joists over unheated areas, shown unshaded in ground plan above, this is the only practical, economical insulation and vapor barrier. One layer of Type B meets FHA requirements in most areas. Approximate conductance coefficient 0.10. The accepted specification. (Above Garden Apartments, only a small part shown, insulated by The Fireproof Products Co., Inc., N. Y.)



SIDEWALLS: With the increasing use of radiant heating, logic demands this insulation that is radiant heat reflective in the highest degree. Bowed between studs and lapped over stud face, Reynolds Reflective Insulation provides high efficiency at low cost in both conductance and as a vapor barrier.

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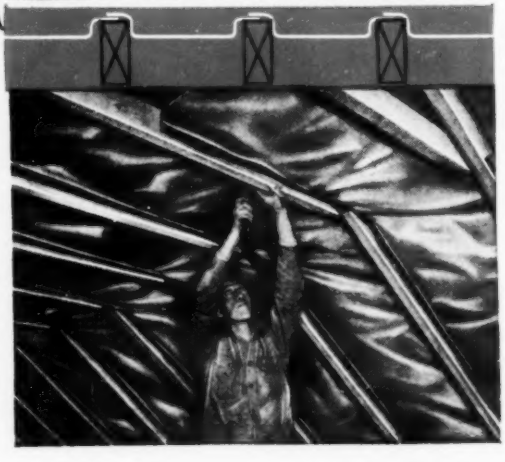

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Economical . . . Practical . . . Long-Lasting

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"Specialists for Plumbing Replacement Parts for Government Housing Agencies"

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NAHO members are invited to attend in Boston a technical exhibit from our data and research library on housing matters.

Included in the showing will be examples of the many dozens of recent housing market analyses; low-rent studies; housing, population, and dilapidation surveys that we have completed for housing authorities and land clearance commissions in both large and small cities.

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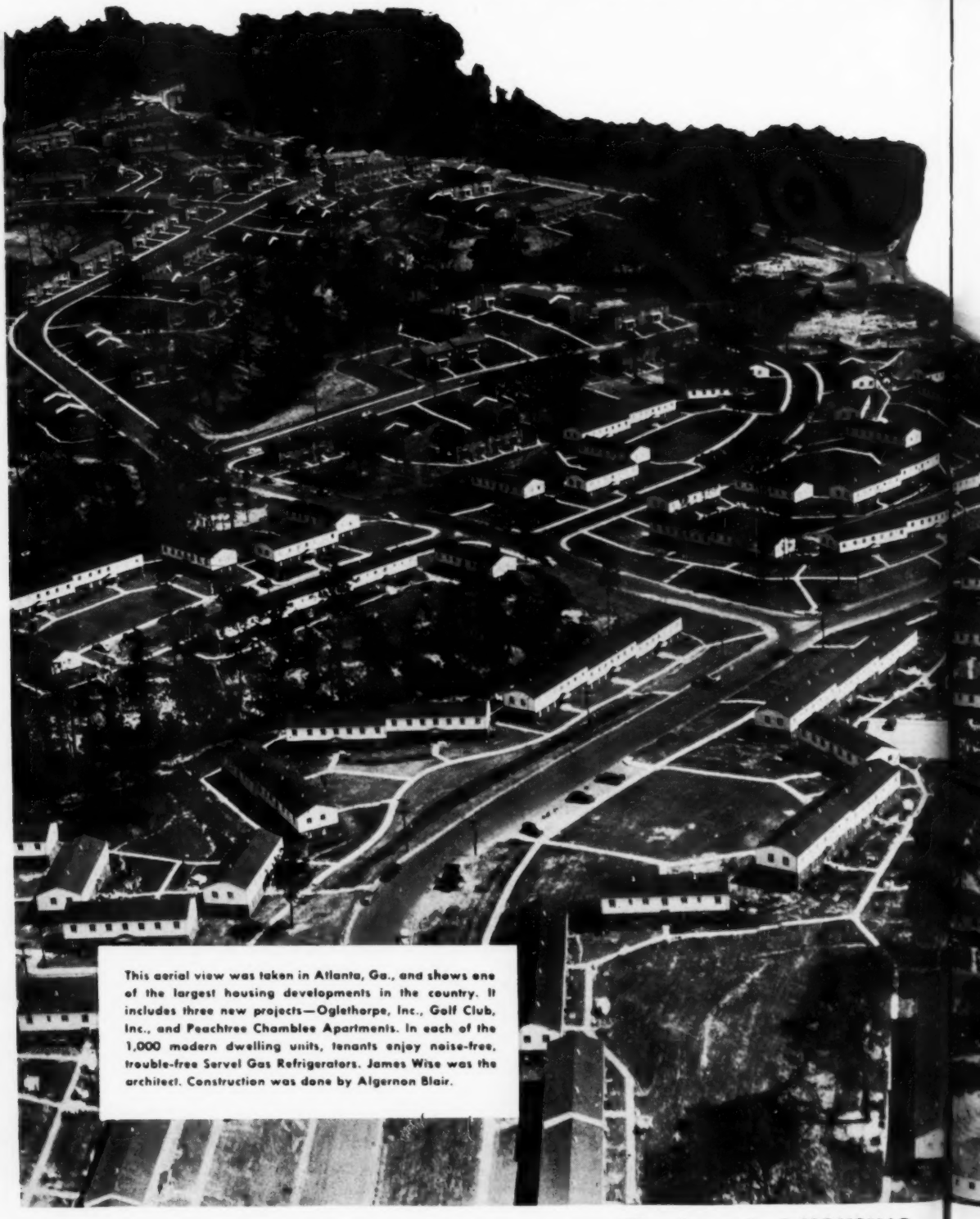
Low Maintenance



This aerial view was taken in Atlanta, Ga., and shows one of the largest housing developments in the country. It includes three new projects—Oglethorpe, Inc., Golf Club, Inc., and Peachtree Chamblee Apartments. In each of the 1,000 modern dwelling units, tenants enjoy noise-free, trouble-free Servel Gas Refrigerators. James Wise was the architect. Construction was done by Algernon Blair.

Cost —one of the big reasons three multiple-housing projects in Atlanta installed 1,000 Servels

Operators decide on the "no moving parts" refrigerator because of its low upkeep, long life, silence, and low operating cost

Year in, year out—the upkeep cost of a Servel is normally only a fraction of the cost to maintain a motor-driven refrigerator. And Servel offers plenty more besides rock-bottom maintenance costs. There's Servel's longer life—its undisturbing silence—its low operating cost. And these are all *unique* features . . . *exclusive* with Servel. Exclusive because *only* Servel has a freezing system with no moving parts. There's no motor or machinery to wear and grow noisy. Instead, a tiny gas flame does all the work. And this assures *silent* refrigeration . . . dependable, worry-free refrigeration with *uniform* efficiency year after year and for *more* years, too.

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The most complete, ready-to-install window unit ever offered

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BACKED BY 12 YEARS OF FIELD EXPERIENCE

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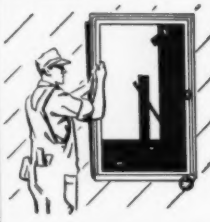

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Department 7-JH119 Cleveland 1, Ohio

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COMPANY.....TITLE.....

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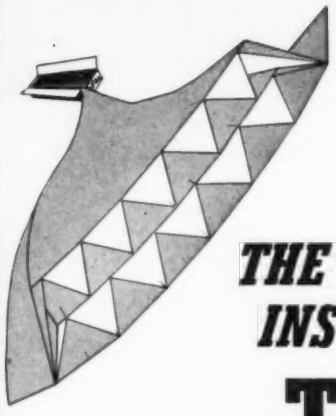

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*THERMAL FACTORS, INFRA TYPE 6

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DOROTHY GAZZOLO
(Signature of Editor)

Sworn to and subscribed before me this 21 day of September, 1949.

DOROTHY M. HARRINGTON
(My commission expires November 29, 1952.)
(Notary Public Seal)

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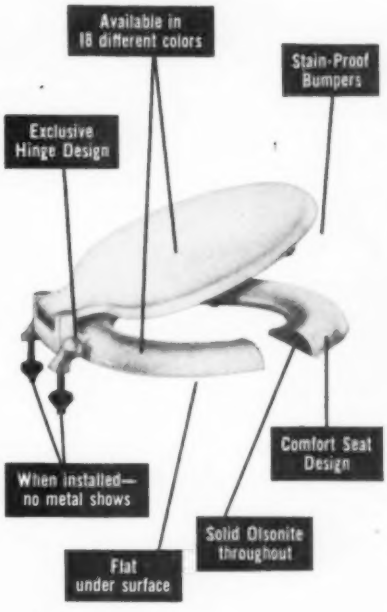
SEATS ARE BETTER BECAUSE... They are



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Ease of installation and small initial cost may help YOU overcome the "CEMENT" sink maintenance problem.

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Light Weight Aggregate

This feather-light aggregate mixes with gypsum to form an insulating, crack-resisting, fire-retarding plaster. Mixes with cement to form a lightweight permanent insulating concrete. As a concrete or plaster, it will never burn, rot or decompose.

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Use concrete made of Zonolite Aggregate and Portland Cement where a warm, dry floor is demanded. Blocks condensation, prevents heat loss. Ideal for radiant heating—it can be poured right on the ground.

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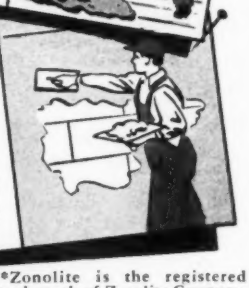
Build insulated roofs with lightweight concrete made from Zonolite Vermiculite and cement. Completely fireproof. Combines roof deck and insulation in one operation.



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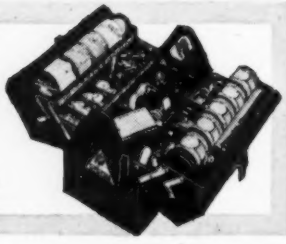
CURES PLUMBING REPAIR HEADACHES



it brings you 4-way benefits:

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Thousands of leading maintenance engineers have placed one, two, three and more 'SEXAUER-SYSTEMS' in service. Saving untold time, trouble and expense, this skillful assembly of pat'd 'SEXAUER' Precision Tools and 1,505 Triple-Wear Replacement Parts can be loaded according to your specific needs. It insures accurate, economical, on-the-spot repairs, "handing" the mechanic everything needed —in its exactly correct design and size — for complete faucet renewal, toilet tank and flushometer repair, general repairs and replacement of numerous accessory items.

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SPECIALISTS IN PLUMBING AND HEATING MAINTENANCE MATERIALS FOR 28 YEARS

No. SCS 1950

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ABOUT HOUSING!

AN OLSONITE COMBINATION

SINK, DRAINBOARD THAT IS...

- New
- Sanitary
- Stain Proof
- Easily Kept Clean (soap and water)
- Heat Proof
- Good Looking—permanently
- Chip Proof
- Crack Proof
- Peel Proof

It's new and now available! The result of fifteen months development work with Detroit Housing Officials. Fits all five combination sinks. Made of Olsonite with patented universal setting. Designed exclusively for public housing and other projects. Replaces the old, wood type.

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DIVISION SWEDISH CRUCIBLE STEEL

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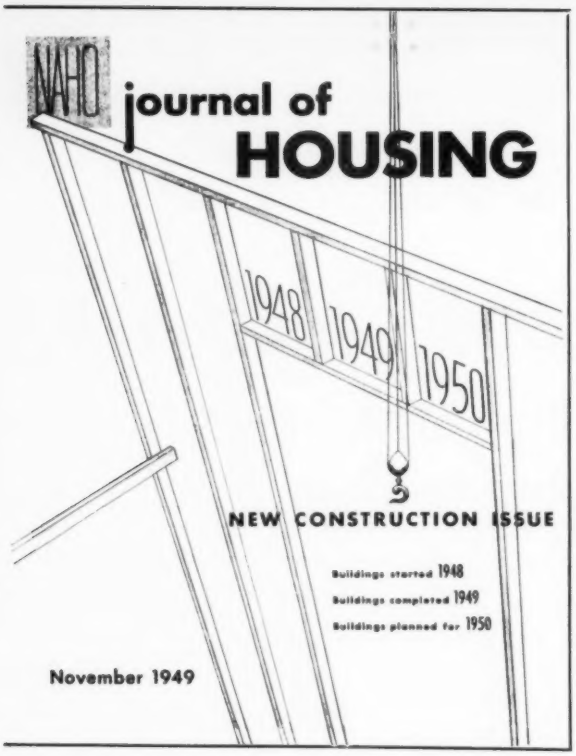

This issue . . .

Sixteen pictorial presentations of large-scale housing that has been completed since 1948 — or that will be completed in 1950: built by public agencies, using public funds, for families of low income and for moderate-income veteran families.

THE JOURNAL
OF HOUSING

Vol. 6, No. 11
NOVEMBER 1949

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OF HOUSING OFFICIALS

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Valley View Homes,
Providence, Rhode Island 14
Ogden Courts,
Chicago 17
Leclaire Courts,
Chicago 20
Hampshire Heights,
Northampton, Massachusetts 24
Oak Park,
Stamford, Connecticut 27
Three veterans projects,
Milwaukee 28
Hillside,
Milwaukee 30
Jacob Riis Houses,
New York City 32
Gun Hill Houses,
New York City 35
Quentin Avenue Project,
New Brunswick, New Jersey 37
Project NH-1,
Manchester, New Hampshire 38
Las Casas Extension,
San Juan, Puerto Rico 41
Project 200-1,
Taunton, Massachusetts 44
Humphrey Gardens,
Utica, New York 47
Cost data on 39 projects 50
A former public housing resident proposes some
design principles 52

Guest editorial . . .

A private homebuilder, Mr. Arthur Bohnen, asks some questions about public housing design

HOUSING, PUBLIC OR PRIVATE, IS A FORM OF MERCHANDISE . . .

What quality of merchandise have the public housers produced to date? Was it copied or scorned? Was it homes or *housing?* Was it neighborhoods or reservations? Did it have character or was it a cookie-cutter reproduction of an uninspired pile of building material? Did it belong to its community or was it a tolerated stranger? If it was "safe and sanitary," was it also sterile and as characterless as a show-window dummy?

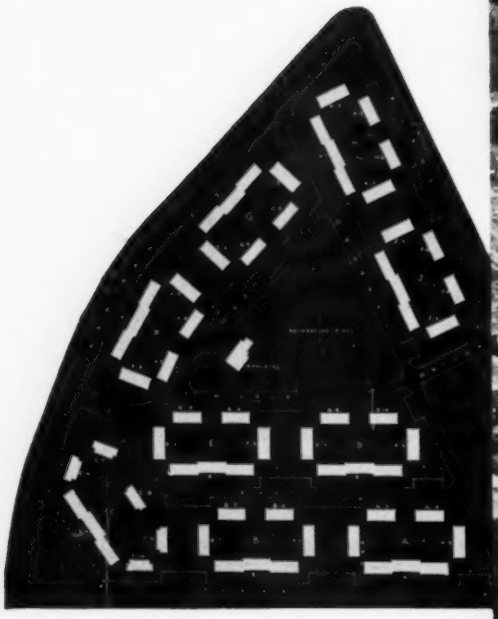
A lot of second-rate merchandise was moved by the emergencies of a depression and a war. Many a poor merchandiser thought himself a success under the circumstances. *Now*—under the new six-year program that the Housing Act of 1949 authorizes—comes the test.

The feeling of righteousness that public housers have about what they are doing must be subordinated to the necessity of achieving public acceptance, not of an ideology but of results produced in brick and mortar, something people will see and judge. The chance for success is here—but there is also a chance for failure. Those who have called for better housing for all Americans must give America inspired public improvements.

And they can—if they have the courage to get off their soap boxes and pick up their newly sharpened tools.

"Small groups– to reduce feeling of mass tenancy"

PROVIDENCE, Rhode Island



VALLEY VIEW HOMES
256 units

BUILT BY: The Housing Authority of the City of Providence

ARCHITECTS: Creer, Kent, Cruise, Mather and Aldrich of Providence

FINANCED BY: The city $1,250,000 grant; $1,600,000 non-interest bearing loan)—for middle-income veterans

STARTED: June 1948

COMPLETED: December 1949

FIGURES, FACTS, PICTURES, QUOTATIONS: Joseph H. Lyons, Executive Director of the Authority

NINE QUADRANGLES
28 FAMILIES EACH—18 ACRES

MR. LYONS SAYS:

"Our objective was to divide the development into small groups, each with its own facilities, in order to reduce the feeling of mass tenancy of a large area and increase the feeling of belonging to a smaller unit. Hence, we have nine quadrangles composed of 28 families each, with the exception that one quadrangle contains 32 families. As the development is not yet occupied, it, of course, has not been possible to determine whether this objective has been achieved."

COST: $8215 PER UNIT — $1969 PER ROOM

(Dwelling facilities cost)

RENTALS:

$50 for 3-room unit;

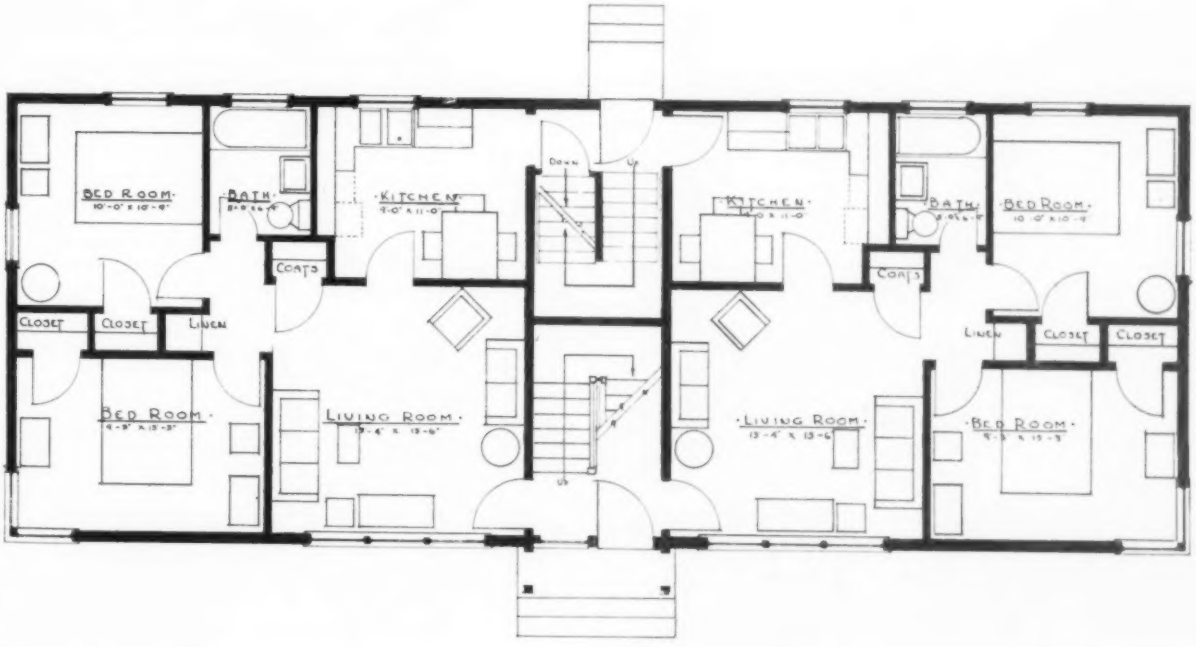
$55.50 for 4-room unit;

$60 for 5-room unit

Heat included in above rents, based on average cost figure — heat charged separately and varies with seasons; utilities individually metered.

MR. LYONS SAYS:

"We feel that the development has been built as economically as possible by using conventional materials in a conventional manner. No money whatever was spent for appearance per se and yet the development is generally considered as attractive as a great many garden type apartments of a higher price bracket. We do not claim that even further economies in housing may not be possible by departing from the conventional methods employed at Valley View. However, due to conditions existing in the immediate postwar period, such departures did not seem expedient."



ADMINISTRATION BUILDING — KINDERGARTEN

PROVIDENCE—Valley View

Centered on the site is the administration building and a sizeable recreation field. A large room on the first floor of the building is to be used as a kindergarten, staffed by the city school department, with a smaller community room on the basement floor.

BUILDING MATERIALS, EQUIPMENT —

Redwood beveled siding and shingles; slightly pitched roof with five-ply composition covering.

Aluminum windows — Mr. Lyons says: "For probably the first time in New England, Valley View has utilized aluminum windows in various combinations throughout the project [note picture left]. We feel that the aluminum windows will pay for themselves within the next ten years because there is no necessity of painting them inside or out."

Five colors for interior decoration, varied for each apartment in a four-unit structure

Laundry room for each quadrangle, equipped with coin-operated automatic washing machine

Sand boxes in enclosure for each quadrangle (see page 15). Mr. Lyons says these boxes were provided "despite the objection of many housing officials. . . . The children may dig there or in other parts of the enclosure. I firmly believe that they can be maintained and are a necessity if we are to prevent children from digging in the lawns."

OGDEN COURTS
136 units

BEING BUILT BY: Chicago Housing Authority

FINANCED BY: The city and state — "relocation" housing, for use by families displaced from sites cleared under the city's $25.7 million redevelopment program

ARCHITECTS: Skidmore, Owings & Merrill of Chicago, San Francisco, and New York

STARTED: September 1949

COMPLETED: Less than 12-month construction period anticipated; initial occupancy by June 1950

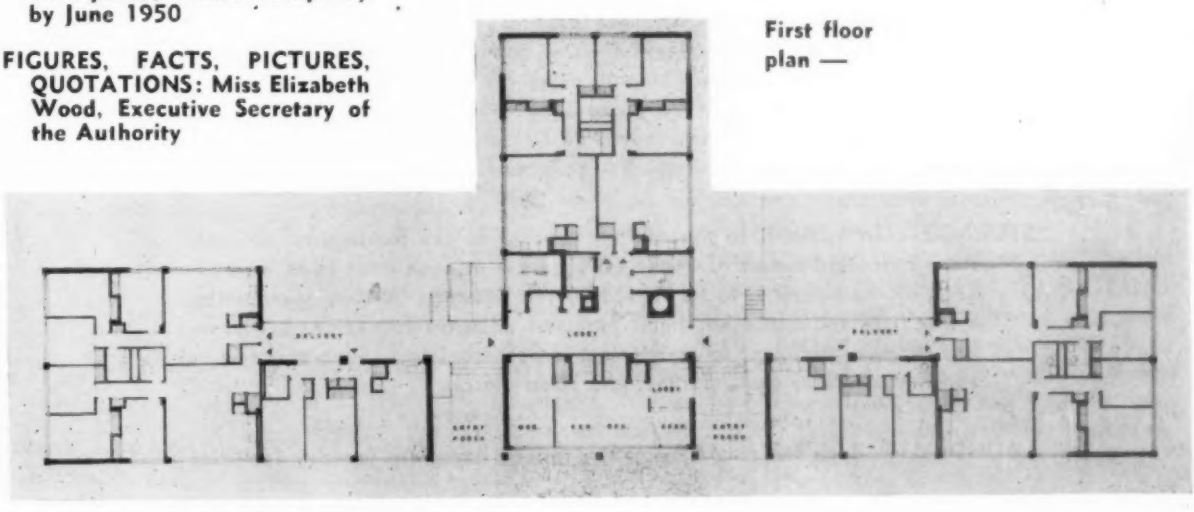
FIGURES, FACTS, PICTURES, QUOTATIONS: Miss Elizabeth Wood, Executive Secretary of the Authority

CHICAGO

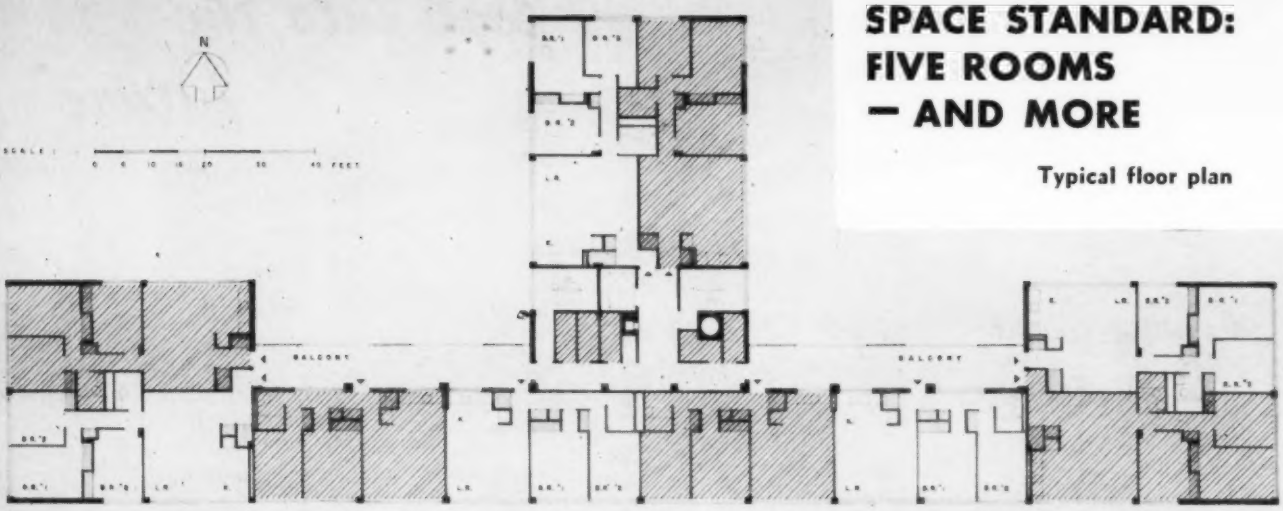
MISS WOOD SAYS:

"Our major objective in adopting this type of building has been to provide structures with a 'look into the future.' The exterior appearance of the building is sharply defined by the exposed concrete framework of the structure. The rail of the public balconies consists partially of full height stub walls covered with a sea green ceramic tile and partially of full height cyclone fence reinforced with pipe rails at regular height."

First floor plan —



SPACE STANDARD: FIVE ROOMS — AND MORE



Typical floor plan

CHICAGO—Ogden Courts

ROOM RATIO—5.12 rooms per apartment—52 two-bedroom and 84 three-bedroom units

"HIGH RISE" ELEVATOR BUILDINGS — ten apartments on each floor

SOUTHERN EXPOSURE — Of the ten apartments per floor, six have principal exposures to the south, two to the east, two to the north. Each of the north apartments has additional exposures to east or west

LARGE AREAS OF GLASS — On the south, all apartments have complete windows on the southern exterior wall to take advantage of the maximum amount of sun

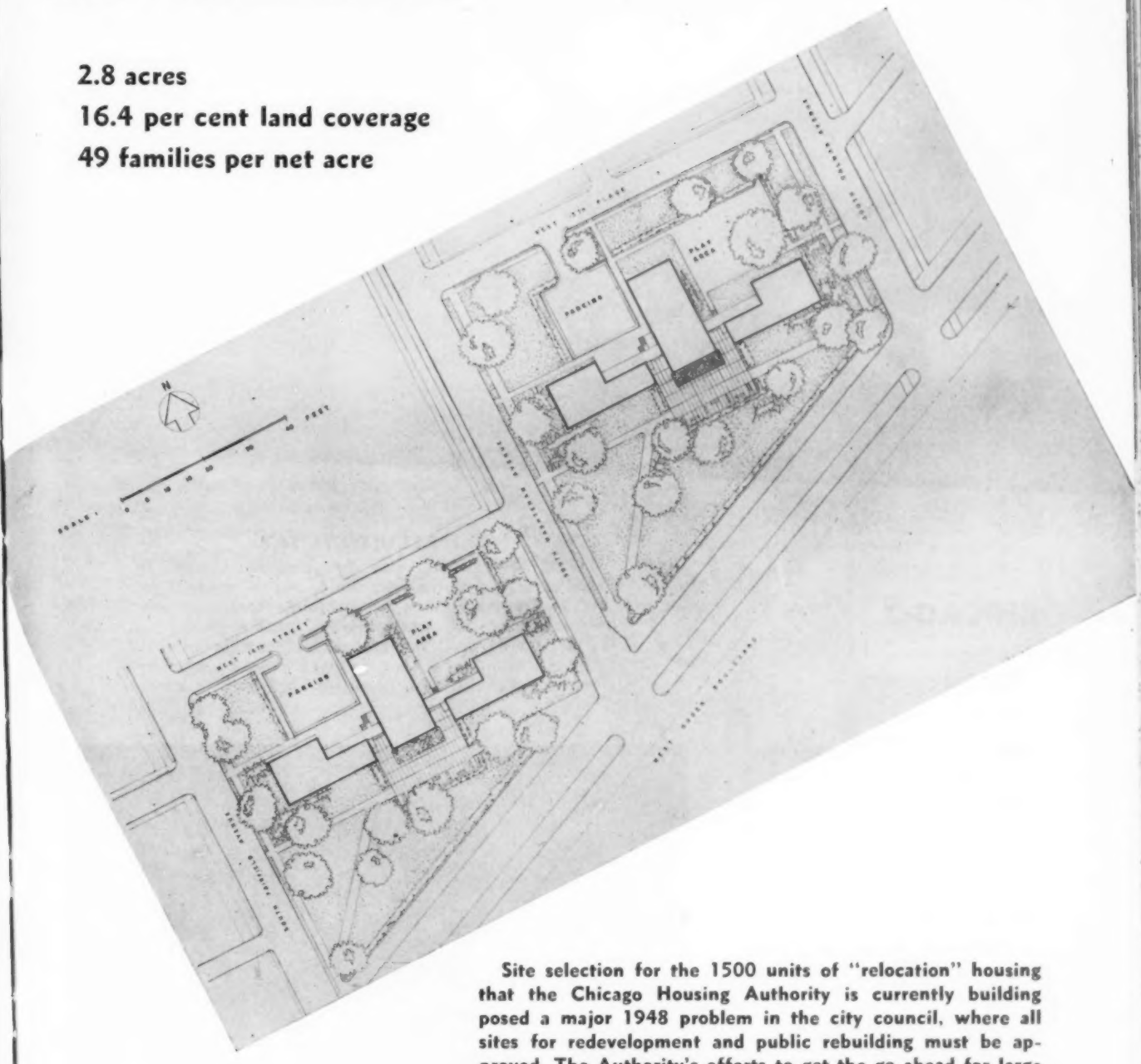
BALCONY COMMON SPACE — Access to eight of the ten apartments on each floor is by means of screened balconies on the north side of buildings. These balconies are eight feet wide and are designed to serve as a common recreation space as well as access for apartments. The space will permit placement of baby carriages, play pens, sitting chairs, etc. The balconies will alleviate some of the disadvantages of living in a "high rise" building — especially for large families

STORAGE — In addition to tenant bulk storage in the basements, on each floor five store rooms of about 40 square feet each have been located. Each of the rooms is to be shared by two tenants. Within apartments, a large storage space has been provided adjacent to entrances, covering an area sufficient to accommodate perambulators. Such space is in addition to usual coat, clothes, and linen closets

LAUNDRY — Each building basement contains complete laundry facilities

THE SITE . . . CHICAGO—Ogden Courts

2.8 acres
16.4 per cent land coverage
49 families per net acre



Site selection for the 1500 units of "relocation" housing that the Chicago Housing Authority is currently building posed a major 1948 problem in the city council, where all sites for redevelopment and public rebuilding must be approved. The Authority's efforts to get the go-ahead for large outlying vacant land sites met with defeat. Hence nine small sites had to be chosen, several of them requiring clearance in varying degrees. Of the nine sites, the one for Ogden Courts is the smallest. The original plan had been to close the street that bisects the project — but neighborhood opinion went against the idea.

"For families of seven-or more"

CHICAGO

LECLAIRE COURTS
316 units

BEING BUILT BY: Chicago Housing Authority

FINANCED BY: The city and state — "relocation" housing, similar to Ogden Courts (see page 17)

ARCHITECTS: Friedman, Alschuler & Sincere and Ernest A. Grunsfeld, Jr., architects and engineers

STARTED: August 1949

COMPLETED: Anticipated initial occupancy in May 1950

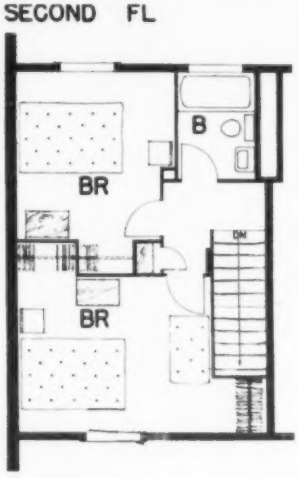
FIGURES, FACTS, PICTURES, QUOTATIONS: Miss Elizabeth Wood, Executive Secretary of the Authority

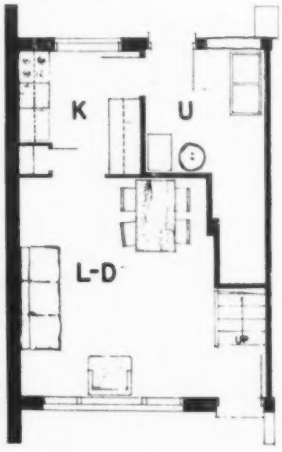
THE ARCHITECTS SAY:

"Our assignment was to provide homes for families that had an average of seven persons per family. The range was from four to twelve persons, with a median of approximately nine persons. . . . We set up as goal the maximum possible sunlight for each home and that in each row house there would be a clean vertical cut-off between units."

THE SITE . . .

Leclaire Courts is being built on a 34-acre site. The site plan was adopted following conferences with Chicago's fire, street and alley, and sewer departments and is based primarily on a road loop, with a tie-in on the north end to a major traffic artery on the east — to facilitate the entering of fire department engines. All of the buildings are served from a loop street. A buffer strip has been developed along the railroad right of way. The strip has been treated as a secondary planting area with play areas within it.





TWO BEDROOM UNIT

CHICAGO—Leclaire Courts

COSTS: $8332 PER UNIT — $1645 PER ROOM

NUMBER OF ROOMS, SIZE OF UNITS — 1600 rooms, with 5.06 as the average number of rooms per unit.

UNIT SIZE — Units range in size as follows:
- 4-½ rooms, two bedrooms (206 such units)
- 5-½ rooms, three bedrooms (60 such units)
- 6-½ rooms, four bedrooms (32 such units)
- "dormitory" units, four bedrooms (18 such units)

SPACE — Each dwelling unit has one bedroom of about 135 square feet for use as the master bedroom; other bedrooms are approximately 95 square feet in area. Living-dining rooms average 190 square feet to 370 square feet for the dormitory type unit.

"DORMITORY" UNITS — Such units were designed for families consisting of up to 12 people and contain four bedrooms. In planning plumbing facilities for such units, the architects reached the conclusion that where there are eight or more people, there must be two toilets, two places for washing, and one place for bathing — on the theory that use of bathing facilities can be scheduled.

The architects also concluded that, for the family of 12 (parents and 10 children) four bedrooms will serve any combination of the sexes of the children.

LANDSCAPING — The architects say: "The resulting design of the combination roofs and structural system is a very simple and straight-forward one and will depend ultimately for its effect on good landscape design with a sufficient number of trees and shrubs of adequate size . . . we stress the point that as much money as is feasible within the budget structure be put into landscaping and its maintenance."

CHICAGO—Leclaire Courts

ECONOMY — EFFICIENCY

CONSTRUCTION MATERIALS — First floor, including the walls, floor, and ceiling, is of fireproof construction; second floor, ordinary construction.

The architects say: "Besides serving the very practical purpose of economy in creating this structural system, there was also our strong desire to give the development a residential aspect without sacrificing durability to economy. By having the second floor walls and ceilings of frame, there is no chance for shrinkage or warping of the structure, which might occur in an all-frame project.

"This type of construction results in buildings that on the exterior show brick walls for the first floor and redwood siding walls for the second floor. The second floor walls project slightly from the first floor walls. In the case of the 'south-facing' units, this projection is increased and the north wall is entirely of brick."

ROOFING — An unusual roofing device has been employed: the so-called modern butterfly roof that slopes in from the outside walls to interior downspouts. This system of roofing has distinct advantages in cost and appearance. No gutters or exterior leaders are required.

HEATING — Based on an economic study, gas heating was adopted for Leclaire Courts. The architects hold that, with such heating, not only will fuel costs be cheaper for the foreseeable next 10 to 15 years, but capital and maintenance costs will be lower because back service drives, coal bins, chimneys, hauling of cinders are all eliminated — also smoke and grime and consequent cleaning costs.

SUNLIGHT — The architects say: "By designing what we term 'south-facing' buildings for some two- and all three-bedroom units, all living, dining, kitchen and bedrooms face south and the north side is taken up by bathroom, stairs, and utility rooms. In the case of larger units, utility and additional toilet facilities on the first floor with the living room and kitchen, bearing the areas required for bedrooms on the second floor, helped us to solve our problem. Thus these buildings are two rooms deep and face east and west so that each room has sunlight one-half of the day."

Living rooms on the garden side . . .

NORTHAMPTON, Massachusetts

HAMPSHIRE HEIGHTS
80 units

BEING BUILT BY: Northampton Housing Authority

ARCHITECT: James A. Britton, Greenfield, Massachusetts

FINANCED BY: the state, under $200 million veterans housing program

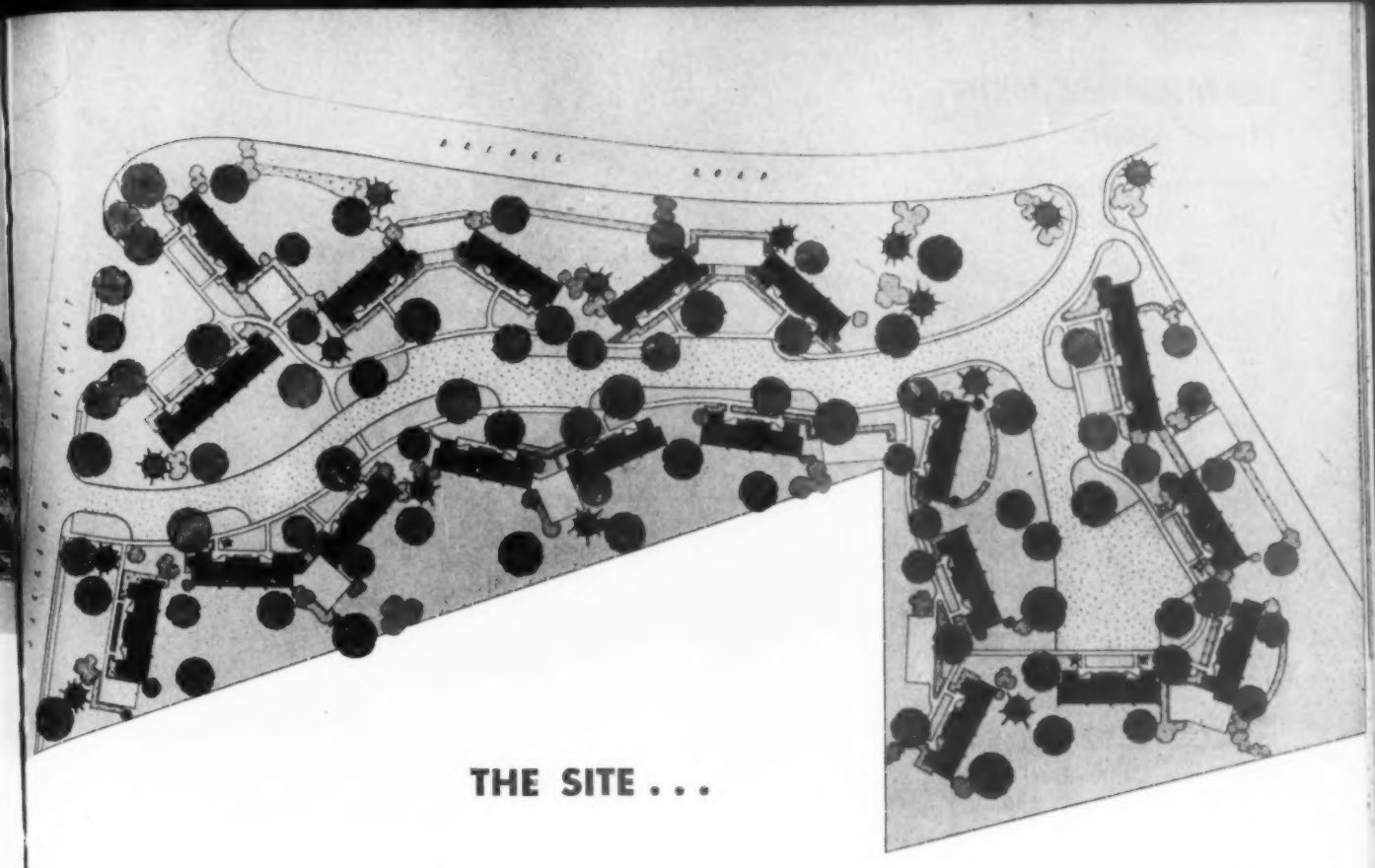
STARTED: June 27, 1949

COMPLETED: May 1950

FACTS, FIGURES, PICTURES, QUOTATIONS: the architect and Massachusetts State Housing Board

THE ARCHITECT SAYS:

"The Northampton Housing Authority requested of the architect that the buildings be modern in design, utilizing materials requiring a minimum of upkeep—the living rooms to be designed on the garden side of the house and the building units to be placed to take advantage of the view of two neighboring mountain ranges."



THE SITE . . .

SIZE OF TRACT: 9.61 acres

PER CENT COVERAGE BY BUILDINGS: 10.64

CHARACTER OF THE SITE: sloping with a drop of approximately 25 feet, with the majority of the change in level across the narrowest part of the lot

ADVANTAGES EXPLOITED: the garden type building with living room across the rear of the building takes advantage of the excellent view. The curved street system was designd to slow down automobile traffic through the site and the irregular placement of buildings to the streets served to break up any regimenting of the buildings.

THE STRUCTURES . . .

TOTAL DEVELOPMENT COST: $12,138

NINETEEN BUILDINGS—17 four-family units; two six-family units

FRAMING—wood; exterior finish: brick and western cedar

WINDOWS—double-hung aluminum, with removable aluminum screens

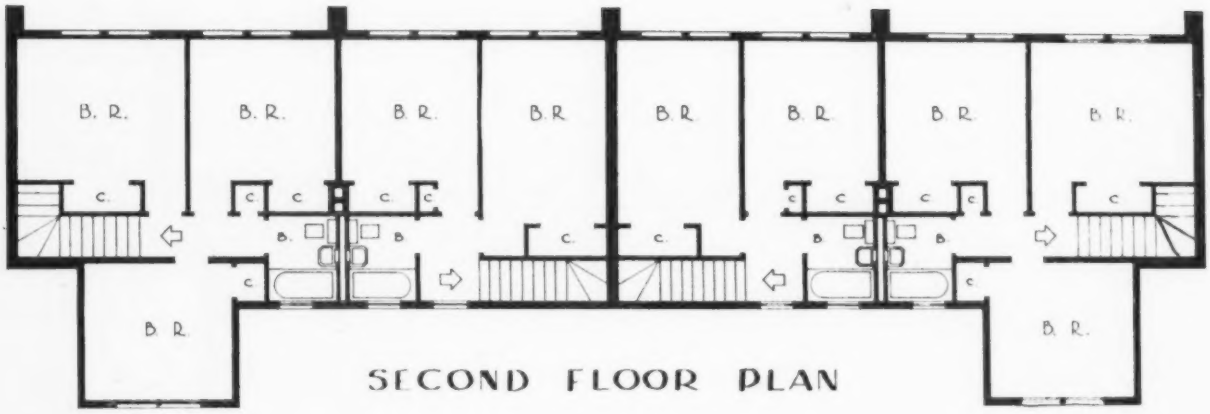
FLOORS—asphalt tile

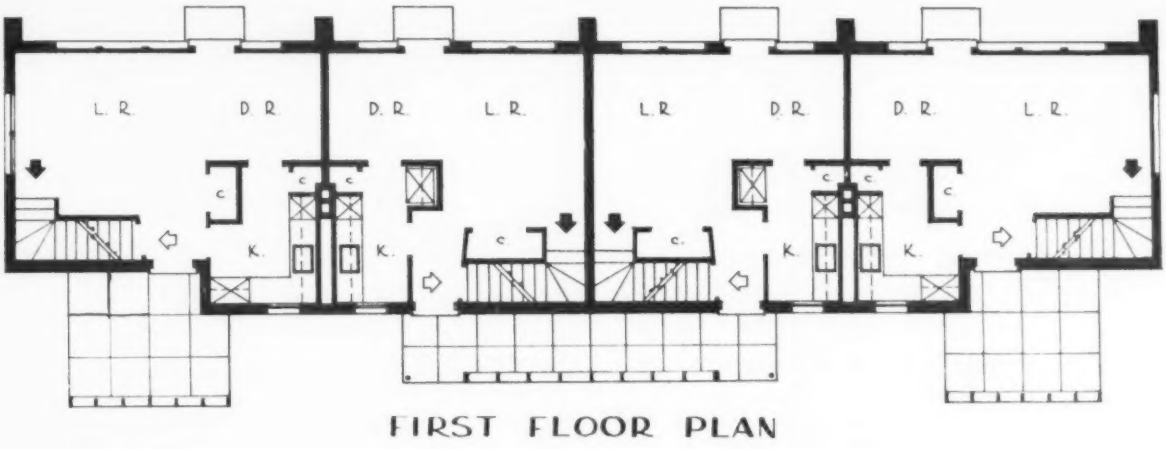
HEATING—individual forced warm air units

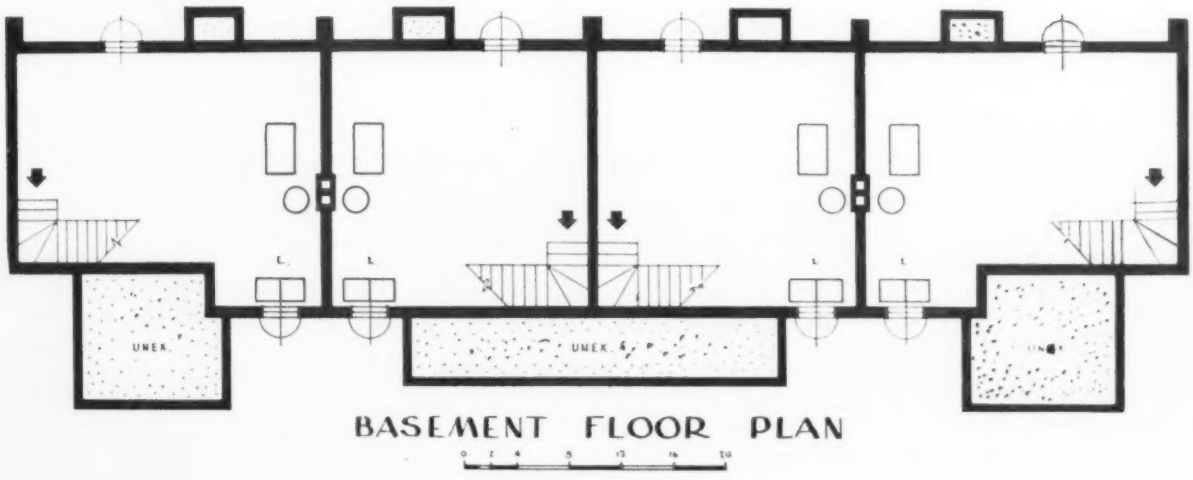
PLUMBING—copper pipe

HAMPSHIRE HEIGHTS
Floor plans -

Northampton, Massachusetts







$43 per month rental... STAMFORD, Connecticut

THE ARCHITECT SAYS:

"Every effort has been made on this job to remove the stigma of stereotyped public housing and the most has been made of a comparatively rugged site with a number of large rock outcrops. Every healthy tree that it was possible to save has been saved."

The naturally wooded project site is 12.187 acres in size —with 10.9 per cent land coverage. The land was acquired at low cost from the War Assets Administration. Living rooms are placed on the "garden side" of the buildings and thus overlook wooded and landscaped areas.

OAK PARK
168 units

BUILT BY: Housing Authority of the City of Stamford

ARCHITECT: William F. R. Ballard, New York City

FINANCED BY: the state of Connecticut, under its $65 million moderate-rental veterans housing program

STARTED: September 1948

COMPLETED: September 1949

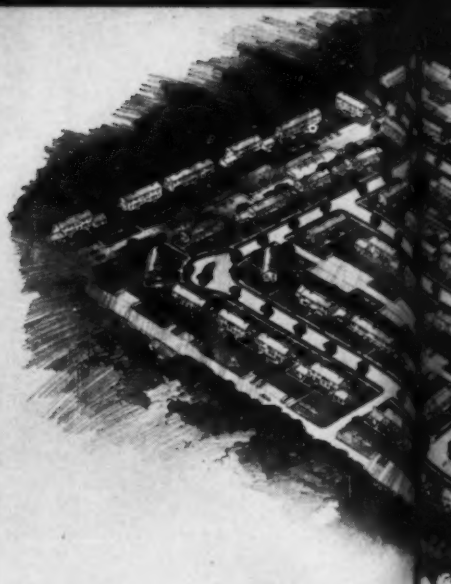
COST: $10,390 per unit—construction cost, including gas ranges and electric refrigerators

BUILDING EXTERIOR: Combined stained redwood clapboard and boards set vertically and painted white; black asphalt shingle roofs

HEAT: individual oil burners

DENSITY: 10.61 families per net acre

NORTHLAWN



SOUTHLAWN

971 hou

NORTHLAW 248

SOUTHLAW 332

BERRYLAND 91 u

BUILT BY: Hg Au

ARCHITECT: ocia
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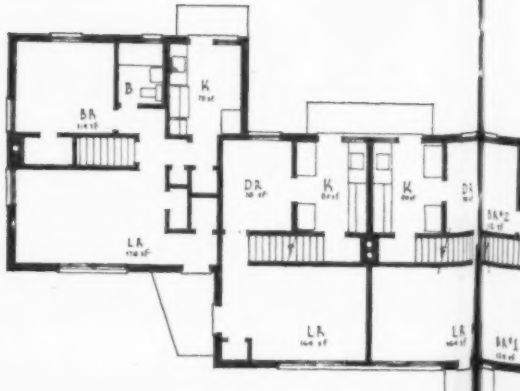


FIRST FLOOR PLAN

BERRYLAND

hes for veterans . . . at rents of $60 and under

MILWAUKEE

LAW 248 units;
LAW 332 units;
AND 91 units

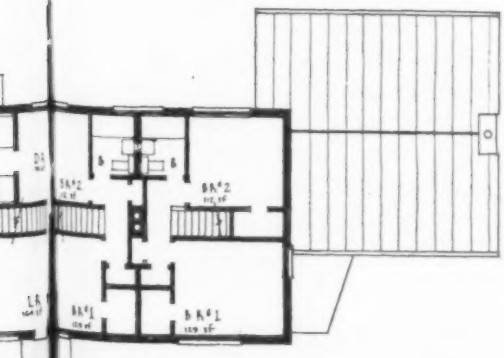
BY: g Authority of the City of Milwaukee

TECT ociated Housing Architects — Ralph E. Schaefer, George G. Schneider, Frederick J. eitze ler M. Trapp, and Fritz von Grossmann

CED e city of Milwaukee

ED— LETED: Northlawn, Southlawn — September 1948, first families moved in April 1949, duled mpletion November 1949. Berryland—July 1949, first occupancy scheduled for March , sch for completion September 1950.

Nort Southlawn—total estimated development cost: $11,896. Berryland — total estimated lopm: $8928 (dramatic evidence of decreasing building costs generally and of the contrac- abili e money when building to an established pattern).



SECOND FLOOR PLAN

MR. PERRIN SAYS:

"In developing these projects, the concept of livability, desirability for rental purposes, and economical maintenance were kept foremost. . . . I would say that they have met all of our expectations."

Slum clearance . . .

MILWAUKEE

HILLSIDE
232 units

BEING BUILT BY: Housing Authority of the City of Milwaukee

ARCHITECTS: Grassold - Johnson - Kloppenburg, Milwaukee

FINANCED BY: federal funds under the United States Housing Act of 1937, supplemented by city contributions, as authorized under the "McCarthy Act"—Public Law 301 of 1947

STARTED: first section—January 1948 (work done in two sections to ease problem of families dislocated from the clearance site)

COMPLETED: 133 families moved in December 1948; balance of project to be completed March 1950

TYPE OF PROJECT: combination of three-story walk-up apartments and two-story row houses

UNIT SIZE DISTRIBUTION: one-bedroom—46; two-bedroom—130; three-bedroom—48; four-bedroom—8

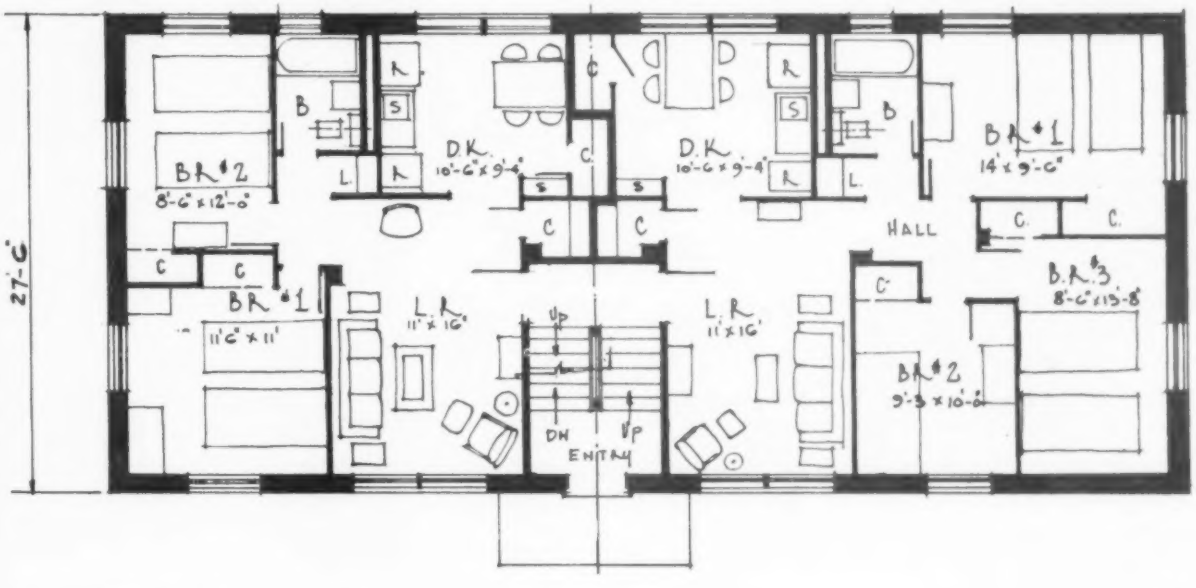
TYPE OF STRUCTURE: wall bearing masonry construction, using common face brick and a concrete block back-up.

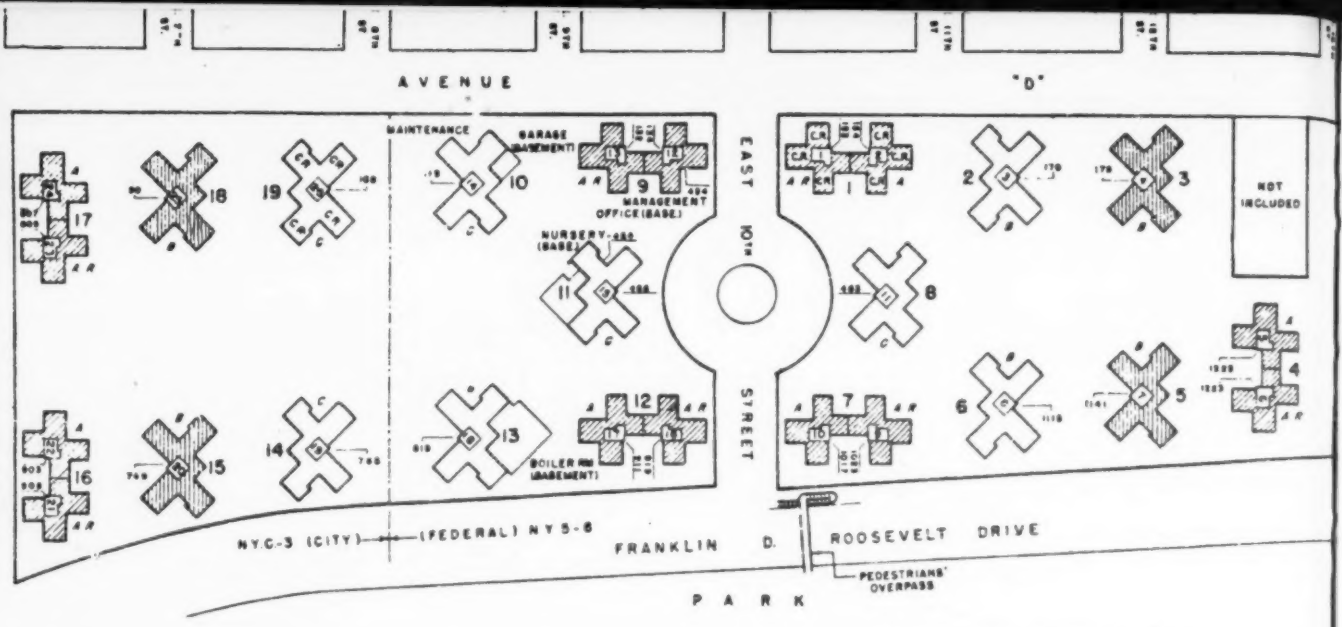
FLOORS: concrete

HEAT: oil fired boilers providing hot water heat for each building

COST: estimated total development cost—$13,855; $7771 construction cost; $6048 supplemental cost (land clearance, equipment, relocation, etc.)

FACTS, FIGURES, PICTURES, QUOTATIONS: Richard W. E. Perrin, Executive Director of the Authority





Openness on high density site . . . NEW YORK CITY

THE ARCHITECTS SAY:

"The general objective was to create a project with a feeling of openness, light, and air, giving as many apartments as possible a view of the river. To achieve this in spite of the high density (374 persons per acre) dictated by the location of the project on an expensive site, it was necessary to use high buildings (13 floors) with low coverage (17.2 per cent)."

JACOB RIIS HOUSES —
1768 units

BUILT BY: New York City Housing Authority

ARCHITECTS: James Mackenzie, Sidney Strauss, Walker and Gillette, New York City

FINANCED BY: 1190 units financed under the United States Housing Act of 1937; 578 units financed by the city

STARTED: August 1946

COMPLETED: January 1949 (initial occupancy December 1947)

COST: $19,885,000 (development cost) — $11,247 per unit

BUILDING PLAN: Buildings of different heights combined to break uniformity of appearance—to create the open feeling desired. Twelve high buildings (13-story structures) combined with seven low buildings (six-story structures).

FACTS, FIGURES, PICTURES, QUOTATIONS: James H. England, the Authority's Executive Director

JACOB RIIS HOUSES —
Large apartments: in six-story buildings

Under the plan shown, all apartments enjoy ideal ventilation; all living rooms are assured privacy. Kitchens for these units are large, as opposed to those for smaller apartments (see page 34), based on research indicating that large families in New York City prefer dining in the kitchen, whereas smaller families like dining alcoves, as provided in the 13-story buildings.
Perambulator storage space is provided in apartment vestibules.

JACOB RIIS HOUSES —
One- and two-bedroom apartments: in 13-story buildings

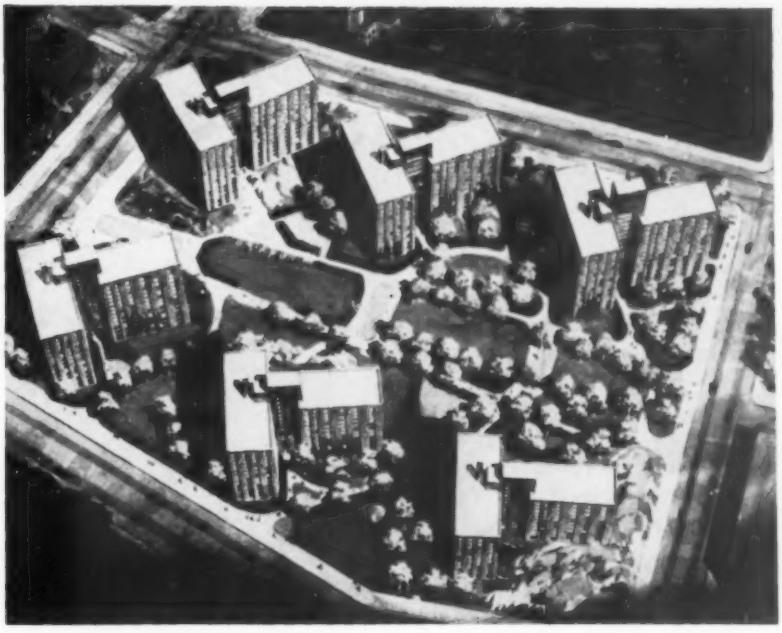
For the smaller apartments, living room privacy and interior corners have not been considered of the same importance as for the apartments in the six-story buildings. Corner ventilation has been "designed into" all apartments. The living room is shielded against view of kitchen equipment; the dining alcoves have adequate wall space for table and chairs.

CRAFT ROOMS, NURSERY SCHOOL

are part of the Houses, centrally located on the site in basement quarters.

"Two-wing plan..."

NEW YORK CITY



GUN HILL HOUSES
733 units

BEING BUILT BY: New York City Housing Authority

ARCHITECTS: Alfred Hopkins and Associates, New York City

FINANCED BY: the city

STARTED: December 1948

COMPLETED: June 1950 (with initial occupancy anticipated April 1950)

COST: $8,250,000 (development cost)—$11,255 per unit

BUILDING TYPE: 14-story apartment buildings

AVERAGE GROSS AREA PER ROOM: 233.7 square feet

"IN-LINE" BUILDING PLAN: calls for long corridors, with apartments stretched out "in line" on either side of the elevator. "Architectural Forum" praises the plan, saying it achieves "that heretofore only dreamed-of goal — clear division of living and sleeping space from the entry."

FACTS, FIGURES, PICTURES, QUOTATIONS: James H. England, the Authority's Executive Director

THE ARCHITECTS SAY:

"In Gun Hill Houses, the 'two-wing plan' connected by transportation core realizes a number of desired objectives wholly. The centrally located focus of travel at the core is not buried in surrounding apartments but exposed to command the view and sunlight through a 20-foot long window. The same exposure permits entrance and lobby directly in line below and leaves the typical plan undisturbed.

"Eight full corners are exposed by this plan—eight of the nine apartments enjoying two views and cross ventilation of half the width of the wing.

"Within the apartment, all corners are used for living room-dining alcove units, with three windows lighting the combined area. Apartment doors are located to screen off bedrooms and baths from travel to the living room and kitchen.

"The site arrangement provides a variation from rigid repetition, while maintaining the southeast and west orientation of all but one three-room apartment on each floor.

"These amenities are achieved within the framework of mandatory maxima of areas and wall perimeters and the 'straight line' plan will be economical to build."

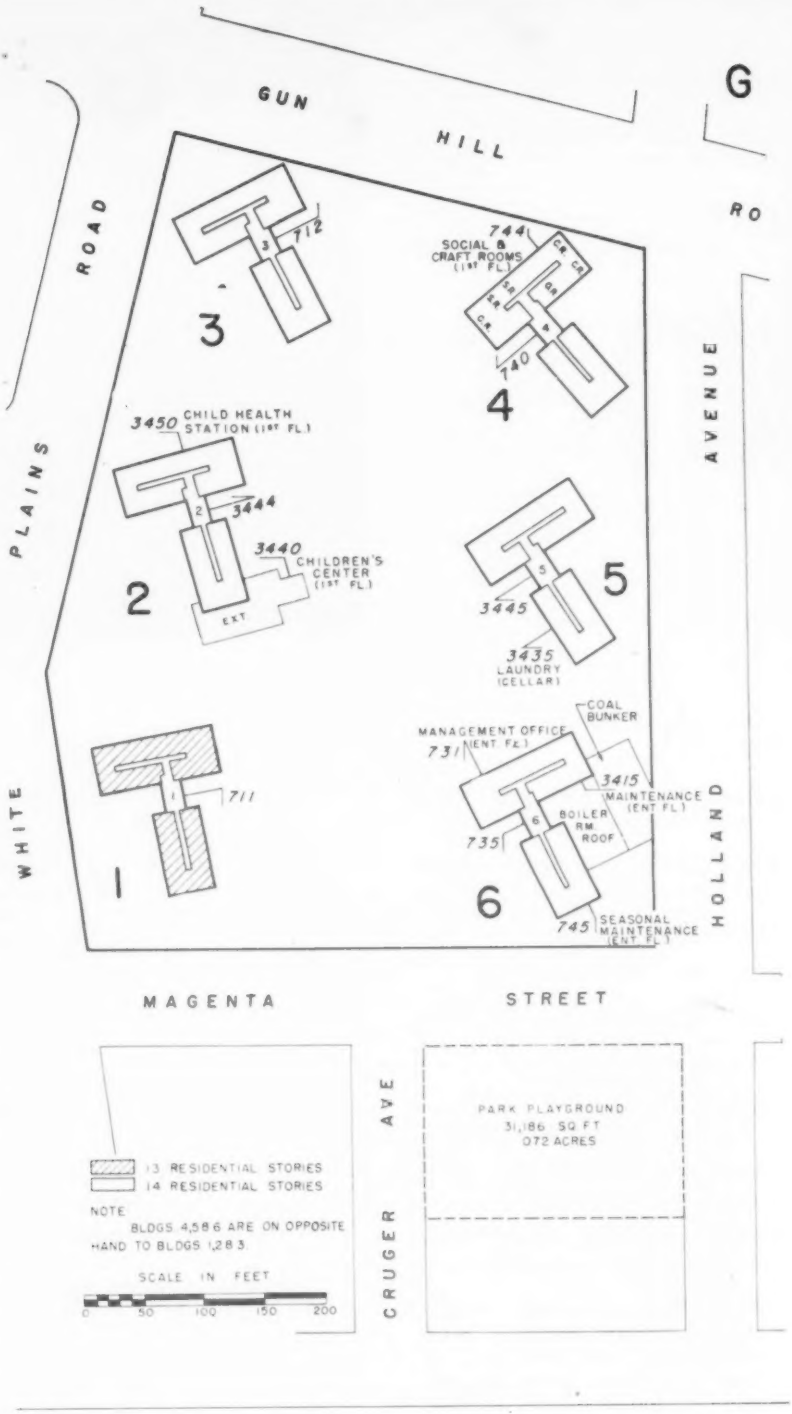
GUN HILL HOUSES — Six buildings

SPACE STANDARDS—Inasmuch as Gun Hill Houses are to be rented to "middle-income" families under the city's non-cash subsidy program (see Journal of HOUSING, May 1949, page 147), its space standards are somewhat higher than for the low-rental projects of the New York Authority.

CONSTRUCTION ECONOMIES—Both "first cost" and maintenance economies have been achieved by cavity wall construction, straightforward partition layout, and by such details as stairhall walls painted directly on smooth cinder block, integral color in public hall floor slabs above the entrance floor, durable plastic sheets on kitchen work surfaces, and coated fabric wall covering in public halls.

COMMUNITY SPACE—planned for use by not only Gun Hill residents but by the entire neighborhood. A children's center, child health station, and recreation center are all a part of the project. Community rooms achieve ornamentation through carefully chosen gay wall colors, with dull blue dadoes in spaces subject to particularly hard wear.

SITE PLAN—makes capital of a rocky terrain and provides play and sitting-out areas as well as normal circulation. A public playground is to be built adjoining the site.



7.93 ACRES — 15.84 per cent area coverage; 317 persons per acre

Complete privacy . . . NEW BRUNSWICK, New Jersey

QUENTIN AVENUE VETERANS HOMES
50 units

BUILT BY: Housing Authority of the City of New Brunswick

ARCHITECT: Alexander Merchant, New Brunswick

FINANCED BY: the state, under its $41 million 1946 veterans housing program ($225,000 interest-free state loan; $340,000 of city bonds; $26,000 site contributed by the city)

STARTED: November 1946

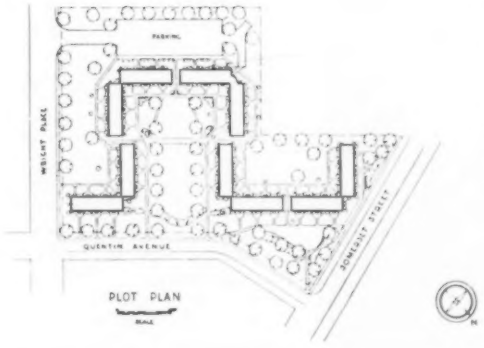
COMPLETED: July 1947 (earlier than the other projects featured in this issue—but included as an example of the New Jersey program, which was set up prior to most other state and city veteran-aid housing programs)

FACTS, FIGURES, PICTURES, QUOTATIONS: Joseph Hertz, the Authority's Executive Director

COST: $8150, excluding site, landscaping, site improvement (the state program limits cost of structures to $8500)

HEATING: central forced hot water circulation system

DESIGN PRINCIPLE: Mr. Hertz says: "The Authority considered garden type and other designs with complete units on each floor but finally accepted the row housing design, which allows complete privacy to each tenant, with minimum disturbance from other tenants."



"Durability and Ruggedness . . ."

MANCHESTER, New Hampshire

PROJECT NH-1
202 units

BEING BUILT BY: Manchester Housing Authority

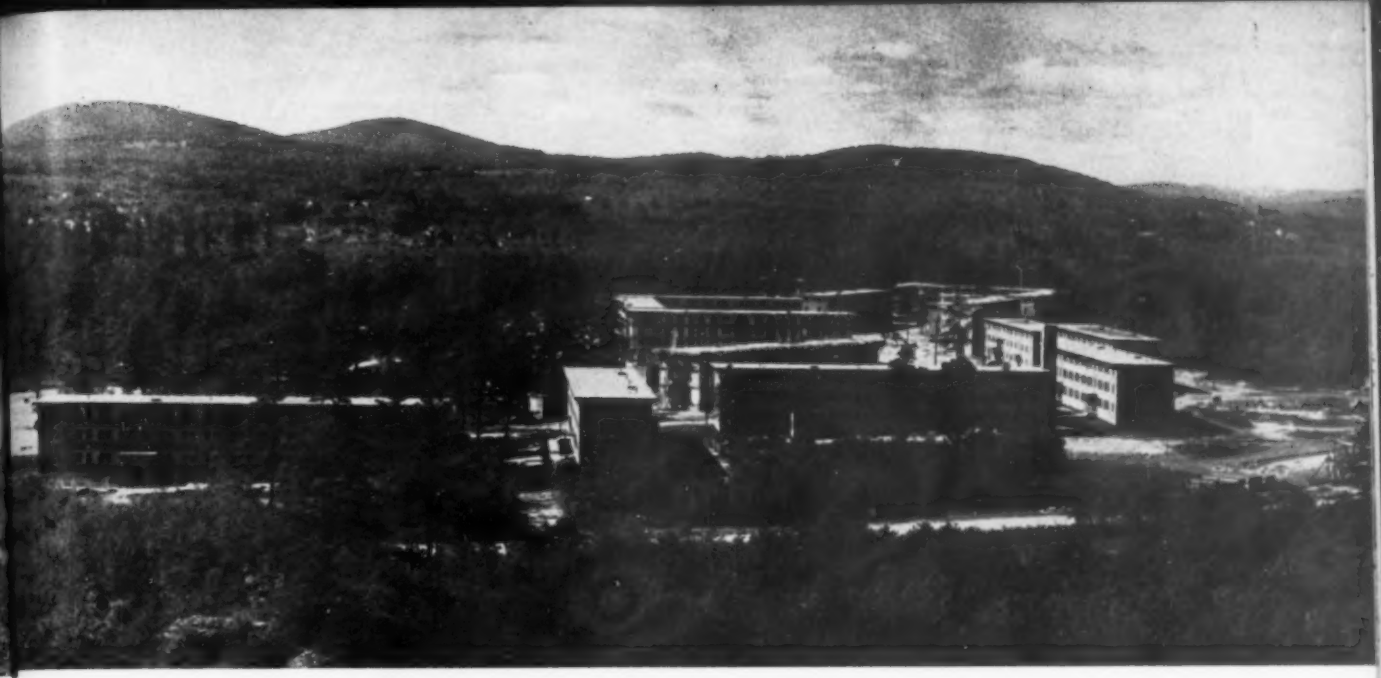
ARCHITECT: Chester F. Wright of the firm Provost & Wright, Manchester

FINANCED BY: the state of New Hampshire, under its 1947 low-rental housing program

STARTED: November 1948

COMPLETED: January 1950 (anticipated)

FACTS, FIGURES, PICTURES, QUOTATIONS: Leo G. Riel, Executive Director of the Authority



LOW DENSITY SITE . . . *An outlying site, of 25 acres, on which 17 buildings, each containing 12 apartments, are under way.*

MEDIUM DENSITY STRUCTURE . . .

BUILDING TYPE — Three-story walk-ups, with basements

BUILDING MATERIAL — Precast concrete slabs, finished with exterior brick facing

FLOORING — Cement, covered with asphalt tile

INTERIOR — Cement walls, painted in pastel shades

INSULATION — Four-inch air space between exterior brick veneer and interior concrete slabs

HEATING — Three heating plants, oil fired hot water heaters, serving approximately six buildings

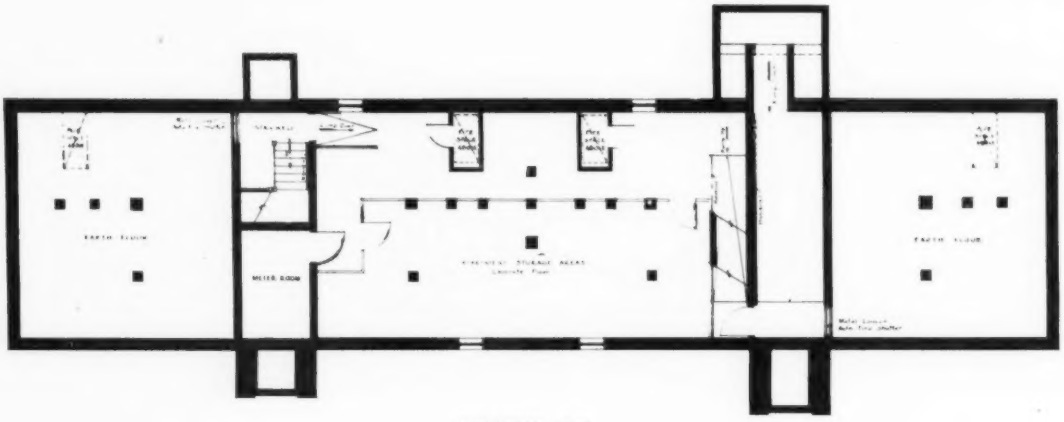
WINDOWS — aluminum, with aluminum screens

COST — Contract price: $2,500,-444 (excludes sidewalks, sewer, water mains, street surfacing and lighting; also apartment stoves and refrigerators)

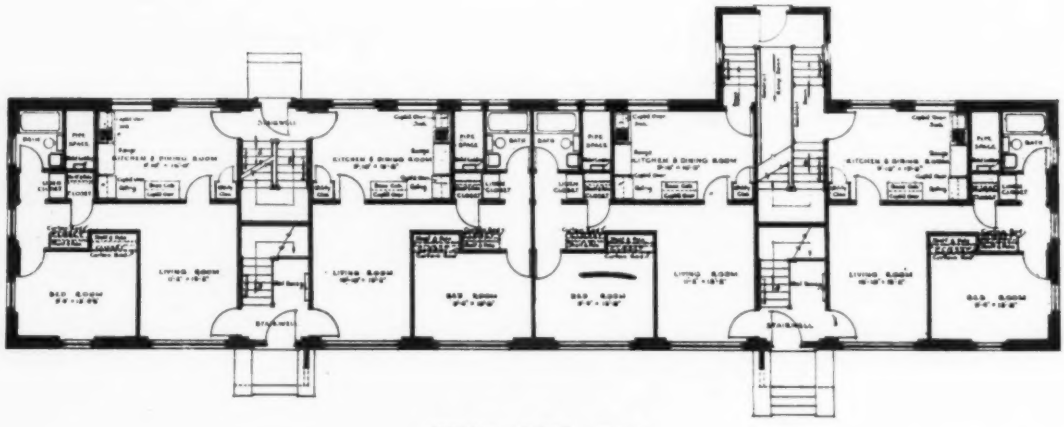
MANCHESTER — Floor plans

Basement,
One-, two-, and three-bedroom units

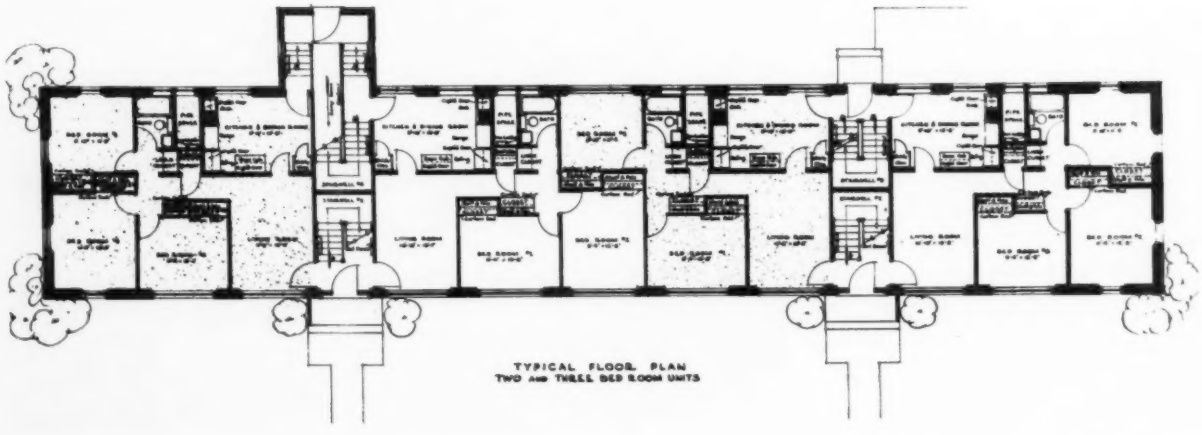
Living rooms — 11′ x 15′ (approximate)
Bedrooms — 9.5′ x 13′ (approximate)
Kitchen-dining space — 11′ x 15′ (approximate)



BASEMENT PLAN



TYPICAL FLOOR PLAN
ONE BED ROOM UNIT



TYPICAL FLOOR PLAN
TWO AND THREE BED ROOM UNITS

Puerto Rico . . .

SAN JUAN, PUERTO RICO

LAS CASAS EXTENSION
588 units

BUILT BY: Municipal Housing Authority of the Capital of Puerto Rico

ARCHITECT: The Authority's technical division

FINANCED BY: federal funds under the United States Housing Act of 1937, supplemented by insular contributions, as authorized under the "McCarthy Act"—Public Law 301 of 1947. (The Insular government had, as of 1947, made over $15 million available for low-rental housing and redevelopment.)

STARTED: November 1947

COMPLETED: March 1950. (The construction was awarded under four contracts, two of which were complete as of October 1949 and the units occupied.)

FACTS, FIGURES, PICTURES, QUOTATIONS: C. L. Clausells, Executive Director of the Authority

PURPOSE OF PROJECT: to house low-income families being displaced from "El Fanguito"—the largest slum in the municipality of San Juan, "slowly but firmly being demolished" by the insular government

CONSTRUCTION COST PER DWELLING UNIT: $3600
(does not include administrative, architectural, and land costs)

THE SITE . . .

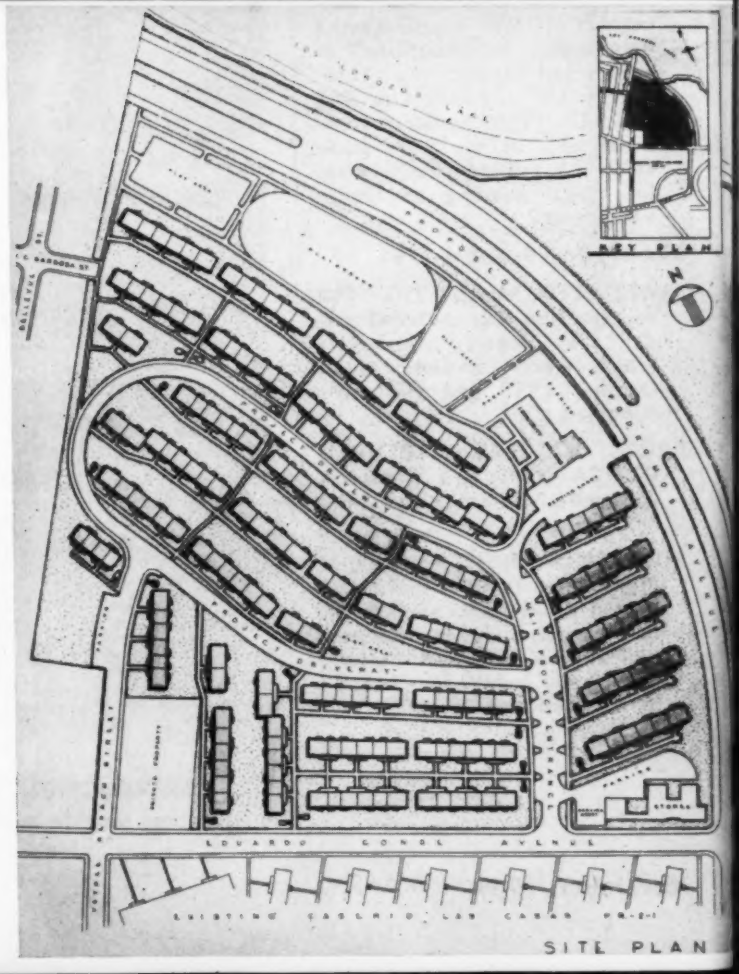
Designed by Elbert Peets, with the aid of the Authority's technical division. Mr. Clausells says: "The final layout has given this office great satisfaction."

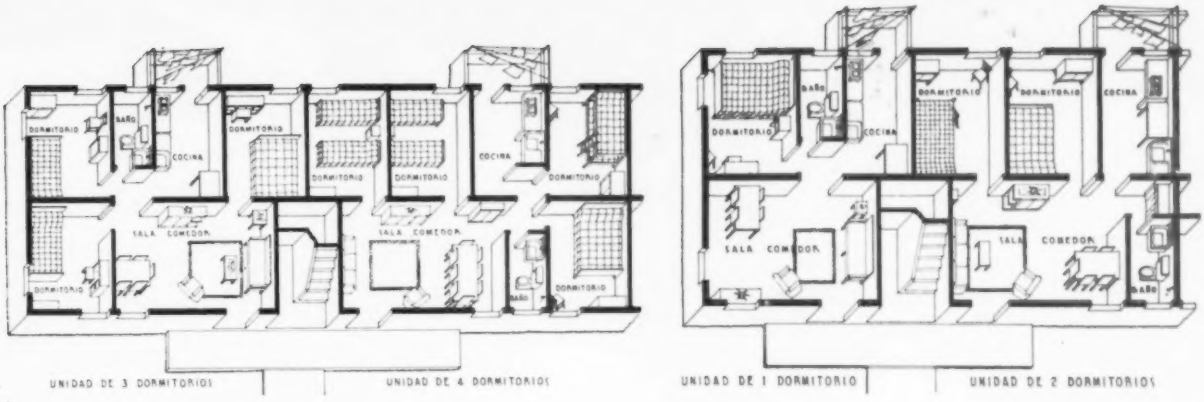
AREA—26 acres, with a density of 30 families per acre (37 buildings, 588 units)

BASIS FOR PLAN—Mr. Clausells says: "The site's general shape was influenced by our tropical climatic conditions and the shape of plot. The relative position of buildings was influenced by the topography, orientation, appearance, provision of amenities, and by economy in initial and operating costs. The general types of building arrangement may be roughly classified as straight and curve rows."

ORIENTATION—Uniform

GENERAL EFFECT—a variation of courts and parallel rows, rectangularly placed or in echelon form





THE STRUCTURES . . .

Mr. Clausells says: "The whole project has a structural system of concrete bearing walls resting on spread footings. As a rule the widespread use of dense, monolithic reinforced concrete walls, floors, and roof slabs, has provided satisfactory and economical results.

"The principal factor within the structural design of the buildings is the main three concrete bearing walls—exterior walls and middle wall running the length of the structure. This design is very typical of our housing (ribbon type structure), as it offers great economy and speed in workmanship and forms. All interior partitions are of precast concrete blocks.

"This is the first project equipped with the newly manufactured aluminum jalousie windows, which we expect will suit our housing wear and tear with maximum of economy. . . .

"Back-to-back bathroom piping combinations were used freely throughout the project and in all respects have given wonderful results. Kitchen fixtures were also placed in this manner wherever design of units permitted and here again we have found no complaints. Sanitary fixtures per unit are, we believe, the minimum that we can use and still fulfill the requirements of low-income families housed in our municipality. At present, the bathroom comprises a water closet, shower, and slop sink—the sink being used as a lavatory and laundry tray."

"Economy, outdoor living, efficient maintenance . . ."

TAUNTON, Massachusetts

TAUNTON PROJECT 200-1
102 units

BEING BUILT BY: Taunton Housing Authority

ARCHITECT: A. J. Schumacher, Cambridge, Massachusetts

FINANCED BY: the state, under $200 million veterans housing program

STARTED: May 1949

COMPLETED: January 1950 (anticipated)

TOTAL DEVELOPMENT COST: $12,059 per unit

FACTS, FIGURES, PICTURES, QUOTATIONS: the architect and Masschusetts State Housing Board

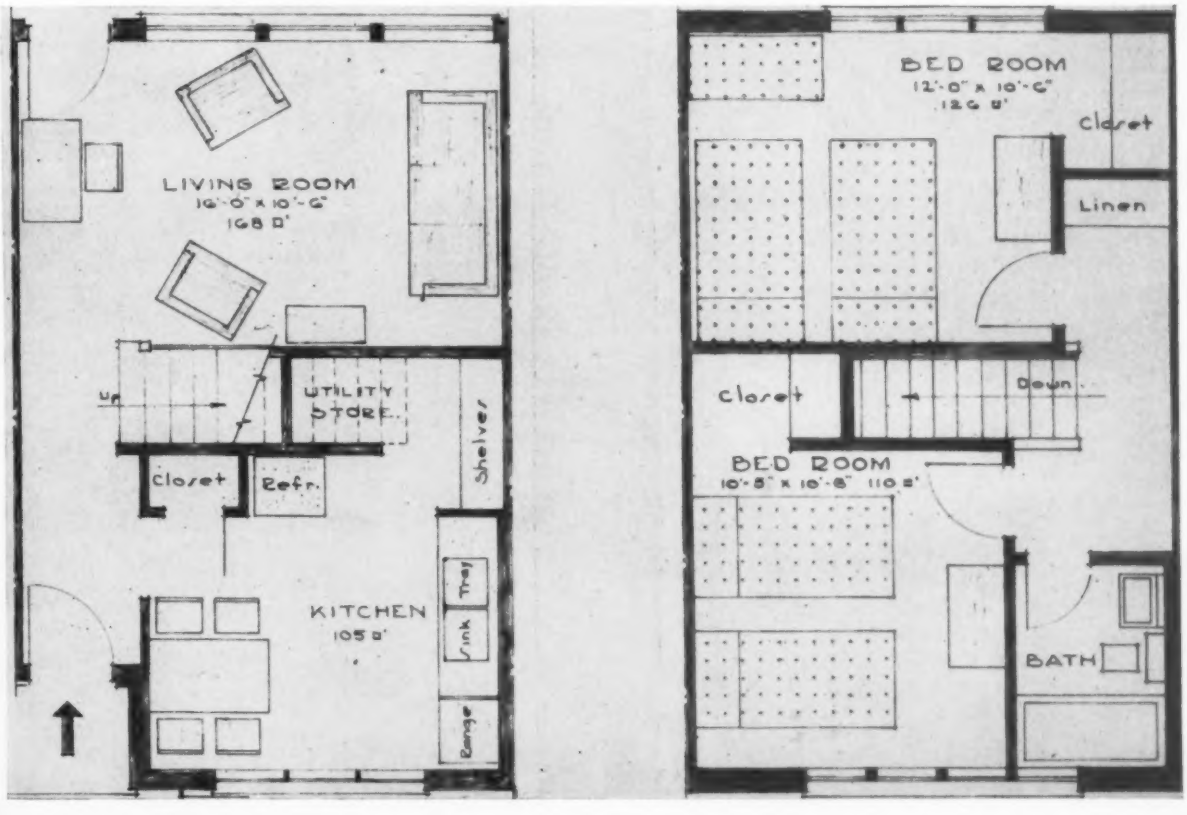
THE ARCHITECT SAYS:

"Major objectives influencing design were: kitchens and drying yards were to be placed on the street side of buildings to eliminate the use of additional sidewalks. Living rooms were to be placed on the garden side of buildings for privacy and outdoor living. Also, the arrangement of the buildings should permit children to play off the streets and under the supervision of their parents. Economy, outdoor living, and efficient maintenance were the prime factors in determining the design."

BUILDING EXTERIOR —

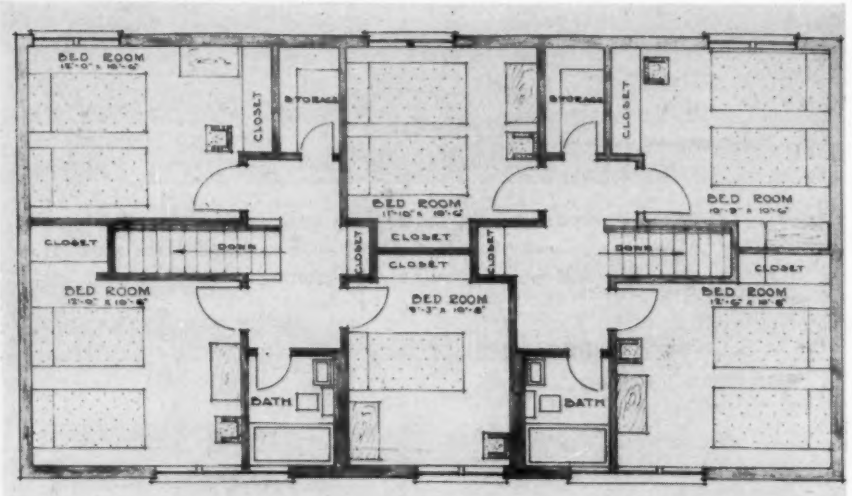
Below: cinder block, faced with common brick
Above: concrete block, treated with colored mica mastic
Frame: wall bearing reinforced concrete

BUILDING INTERIOR — TWO-BEDROOM UNIT

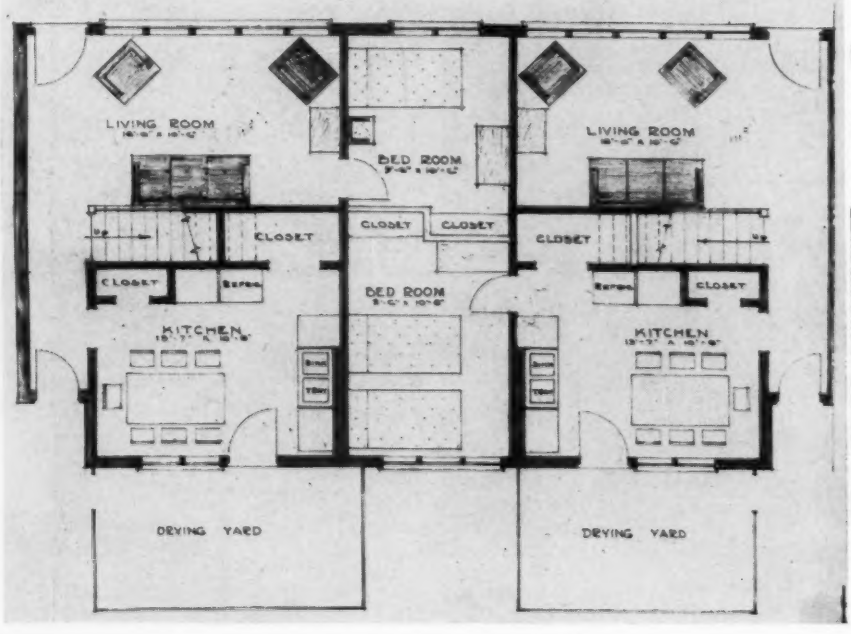


TAUNTON — 102 units

4 one-bedroom units
60 two-bedroom units
30 three-bedroom units
8 four-bedroom units (pictured below)



SECOND FLOOR



INTERIOR PARTITIONS: cinder block

CEILINGS: exposed concrete

ROOFS: insulated, direct on slab —tar and gravel over insulation

DOORS, FRAMES: metal

HEAT: high pressure steam furnished from municipal steam plant, reduced to low pressure at buildings

FLOOR: asphalt tile, except kitchen and baths covered with inlaid linoleum

COOKING STOVES: electric

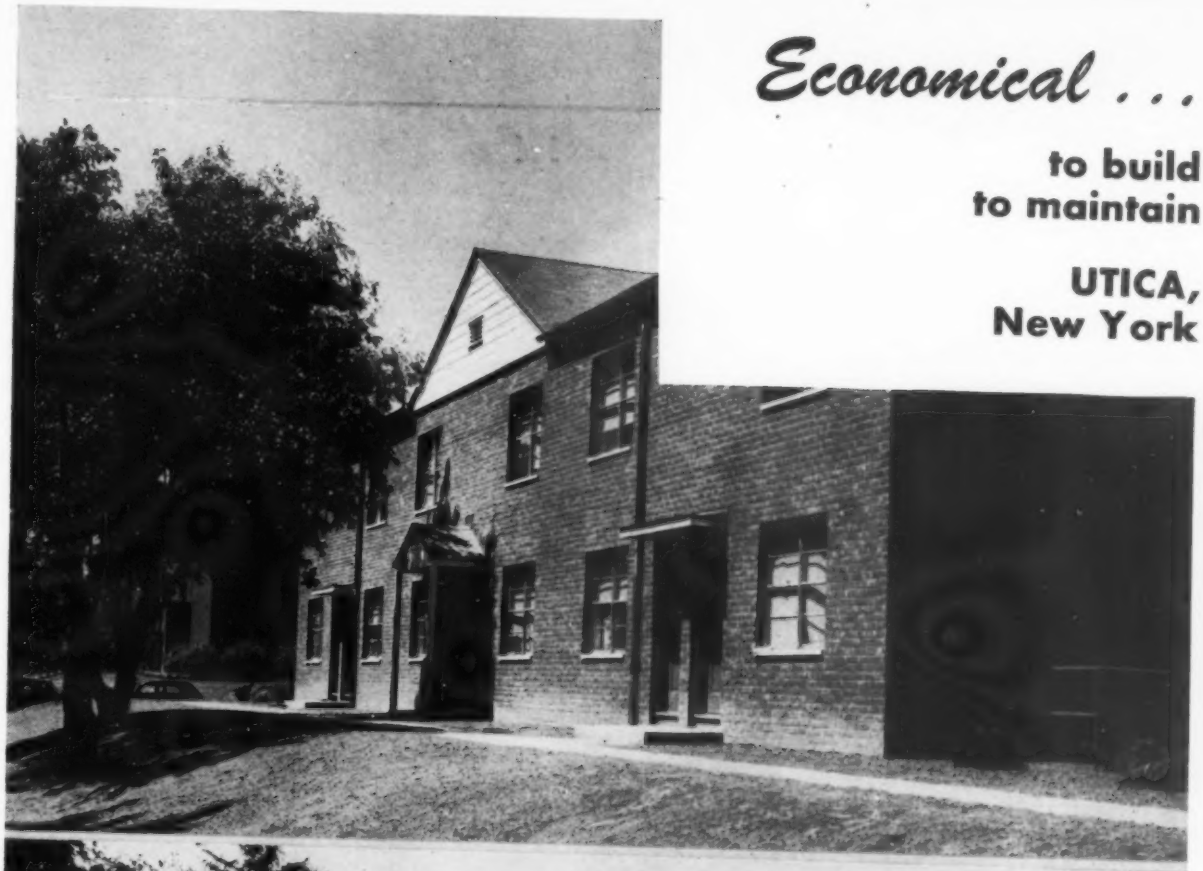
LAUNDRY EQUIPMENT: laundry tray in kitchens

FLOOR AREA: the four-bedroom unit pictured has an area of 1175 square feet

ROOM COUNT: the pictured apartment has a 6-½ room area

OCCUPANCY: the four-bedroom unit is designed for seven-person occupancy

ROOM DIMENSIONS:
living room — 18′ x 10′6″;
kitchen (designed for dining space also) — 13′ 7″ x 10′ 8″;
bedrooms — 9′ 6″ x 10′ 8″ (first floor); 12′ 6″ x 10′ 8″; 10′ 9″ x 10′ 6″; 11′ 10″ x 10′ 6″



Economical . . .

to build
to maintain

UTICA,
New York

UTICA —

HUMPHREY GARDENS
108 units

BUILT BY: Municipal Housing Authority of the City of Utica, New York

ARCHITECTS: Kinne & Pennock, Utica

FINANCED BY: the state, under its $435 million low-rental housing program

STARTED: June 1948

COMPLETED: April 1949

COST: $1,034,000; rent per room, per month: $8.93 (includes heat, gas, electricity, hot water)

FACTS, FIGURES, PICTURES, QUOTATIONS: H. R. Mullen, Secretary of the Authority

PROGRESSIVE FRAME AND BRICK—

Mr. Mullen says: "To achieve an unusually economical design, the architects used a progressive frame and brick veneer structural plan and grouped the dwelling units to afford the maximum heating and plumbing servicing to the individual units with the minimum of equipment and installation costs. With six months of actual operation, we are now convinced that ours was a most practical plan. Since its adoption in Utica, it has found favor and use in other housing developments in New York state cities."

NO COMMON SPACES —

In order to reduce maintenance costs, Humphrey Gardens was designed without common spaces in the buildings: laundries, store rooms, etc. Each building group, however, has a parking area and play yard convenient to rear entrances.

THE SITE . . .

"AN UNOBSTRUCTED VIEW FOR GREAT DISTANCES . . ." is assured the occupants of all Humphrey Gardens dwelling units. The site is some 10 acres in size — and the three buildings cover about 10.5 per cent of the area.

Humphrey Gardens is what is known as an "off-site clearance project" — a project type developed by the New York State Division of Housing. By building on vacant land in another more desirable section of a city, a slum area in the middle of a town can be cleared. The cleared area in Utica is to be partially developed by the Housing Authority as playgrounds, with certain portions ceded to the city for street widening — the balance to be sold for industrial and commercial uses.

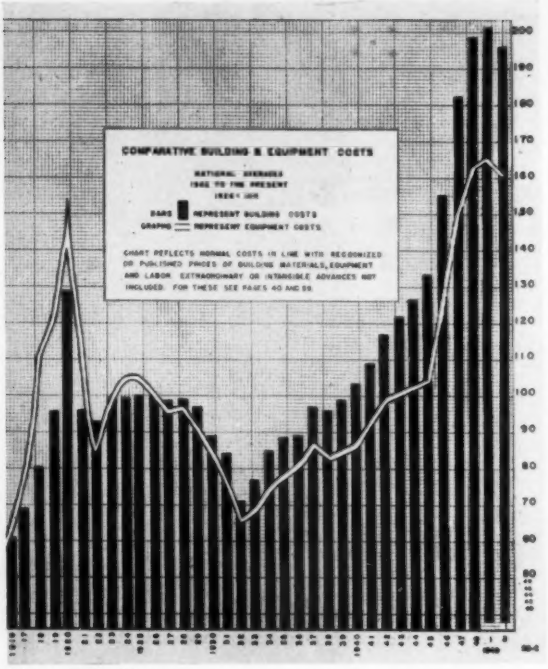

COMPARATIVE BUILDING & EQUIPMENT COSTS
BARS REPRESENT BUILDING COSTS
GRAPHS REPRESENT EQUIPMENT COSTS
CHART REFLECTS NORMAL COSTS IN LINE WITH RECOGNIZED OR PUBLISHED PRICES OF BUILDING MATERIALS, EQUIPMENT AND LABOR. EXTRAORDINARY OR INTANGIBLE ADVANCES NOT INCLUDED. FOR THESE SEE PAGES 40 AND 59.

Chart prepared by Marshall and Stevens, valuation engineers

About costs . . .

What will be the probable range of development costs of public low-rent housing under the vast new federally-aided program?

No one has a reliable answer. Some clue can be found by examining the cost figures for developments covered in this issue of the JOURNAL. In addition, NAHO has compiled data on 39 projects built by local housing authorities under various programs of city and state aid on which the major construction contracts were awarded between July 1, 1948 and September 30, 1949. The figures as tabulated on the following page include projects in Connecticut, Illinois, Massachusetts, New York, and Wisconsin—some of them projects covered in this issue of the JOURNAL.

In analyzing these figures, it would be wise to assume that they are somewhat higher than should be expected under the new national program, for two reasons:

1—There has been a definite trend since March of this year toward lower prices on competitively bid construction jobs.

2—The figures reflect costs only for northern and eastern cities, which are normally high-cost areas.

SELECTED DATA ON PUBLIC HOUSING DEVELOPMENT COSTS

Tables below cover 39 projects on which construction contracts were awarded after July 1, 1948

TABLE I — TOTAL DEVELOPMENT COST — PER DWELLING

Distribution by Number of Rooms Per Dwelling	No. of Projects	Median Cost	Cost Below $10,000	Cost $10,000 - $12,499	Cost $12,500 - $14,999
Less than 3.5	1	$10,172		1	
3.5-3.9	15	$11,412	1	11	3
4.0-4.4	14	$11,566		10	4
4.5-4.9	3	$10,988	1	1	1
5.0-5.5	6	$11,733	1	3	2
	39		3	26	10
Distribution by Date of Contract Award					
1948—Third Quarter	2	$12,464		1	1
Fourth Quarter	8	$12,412		4	4
1949—First Quarter	10	$11,681		8	2
Second Quarter	12	$10,760	2	9	1
Third Quarter	7	$10,814	1	4	2
	39		3	26	10

TABLE II — DWELLING STRUCTURES AND EQUIPMENT COST — PER ROOM

Distribution by Number of Rooms Per Dwelling	No. of Projects	Median Cost	Cost Below $2000	Cost $2000 - $2249	Cost $2250 - or Above
Less than 3.5	1	$2249		1	
3.5-3.9	15	$2263	1	6	8
4.0-4.4	14	$1968	6	6	2
4.5-4.9	3	$1998	2		1
5.0-5.5	6	$1815	6		
	39		15	13	11
Distribution by Date of Contract Award					
1948—Third Quarter	2	$2034	1	1	
Fourth Quarter	8	$2132	2	3	3
1949—First Quarter	10	$2255	2	3	5
Second Quarter	12	$2067	5	5	2
Third Quarter	7	$1786	5	2	
	39		15	14	10

Former Public Housing Resident Suggests Design Improvements

Mrs. Joe T. White, a former resident of Victoria Courts, a low-rent housing project in San Antonio, was asked to give the NAHO members who met for the 1949 Southwest Regional Conference in September a resident's suggestions for the improvement of the design and construction of low-rent public housing.

On the basis of six years in Victoria Courts, Mrs. White was believed to be qualified to say what "goes on" inside a unit after it's built. The Whites and their eight children moved out of Victoria Courts a few months ago because their increased income made them ineligible for public housing.

Although Mrs. White had a number of specific suggestions for the improvement of housing design from a resident's point of view, she described Victoria Courts on the whole as a "grand place to live—safe, solid, convenient, modern, attractive, and extremely liveable; easy to clean, adaptable to decoration, warm in winter . . ."

"The fact is," Mrs. White said, "if I were able to build my own place, I'd love to copy my old apartment, with a few modifications to suit my family's needs and desires."

Recommendations

Changes Mrs. White recommended include:

1—More space—both indoors and out: "Get more land, set your buildings farther apart. Provide more common areas for playgrounds, parks, and garden use. The greatest ailment of apartment dwellers everywhere is lack of privacy . . . If it is consistent with low-cost construction restrictions, avoid the multiple unit buildings . . . Give us a bit more room in the smaller bedrooms—and also in the kitchens of the larger apartments."

2—Sound insulation — "Construct or insulate in some manner so you can't hear everything your next door neighbor says and does . . . The click of the upstairs hall light switch in an adjoining apartment sounds like a rifle shot in the night."

3—Eliminate concrete floors—They cause "sore leg muscles, backache, headache, constant fatigue, noise, and broken dishes . . . At best, the cheap linoleum coverings most tenants can afford offer little cushioning."

4—Build all one-floor apartments — "I very seriously objected to the two level apartments — particularly for large families with small children . . . Up-and-down-stairs running is poor exercise for a busy mother . . . Yet, there may be justifiable reasons for up-and-down-stairs apartments."

5—Finish ceilings to eliminate exposed beams and pipes.

6—Provide more laundry space—"The deep sink in our apartment really got a workout . . . On wash day the whole kitchen and living space was laundry . . . I always . . . hurried . . . to clear out by meal time, for you can't cook and eat and wash clothes . . . all at the same time. Besides, steam and dampness cause the ceilings to peel."

7—In the kitchen—larger refrigerators, built-in pantry shelves, and lower kitchen shelves: "Let me say that refrigerators in all but the largest apartments are too small . . . Quantity buying is the low-income family's chief weapon in the battle against high food costs. Without proper refrigeration, the advantage of quantity week-end special price buying is lost." As to pantry shelves, if they were built in "I believe it would better serve the tenants and save . . . repairs when vacancies occur . . . The kitchen shelves were scaled to king-size homemakers."

8—Provide closet doors: "A very clever decorator's touch can be achieved by hanging a closet curtain" . . . but "it is hard on clothes, for the dust can not be kept out nor can fading light with the average cloth curtains."

9—Install permanent towel bars in the bathroom.

10—Provide outdoor storage space for yard tools, bicycles, etc.

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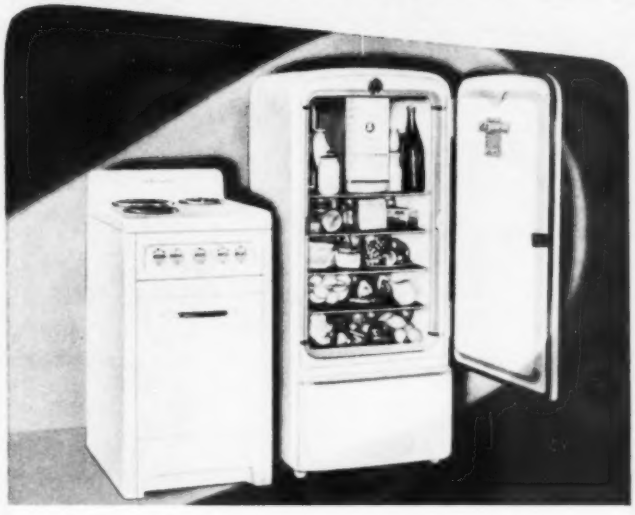

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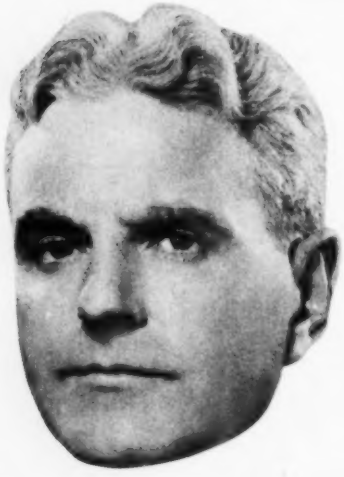
INCORPORATED NEW ORLEANS

BONDED HARDWOOD FLOORS . . .

Smart housing administrators think twice before they decide on a make of refrigerator:



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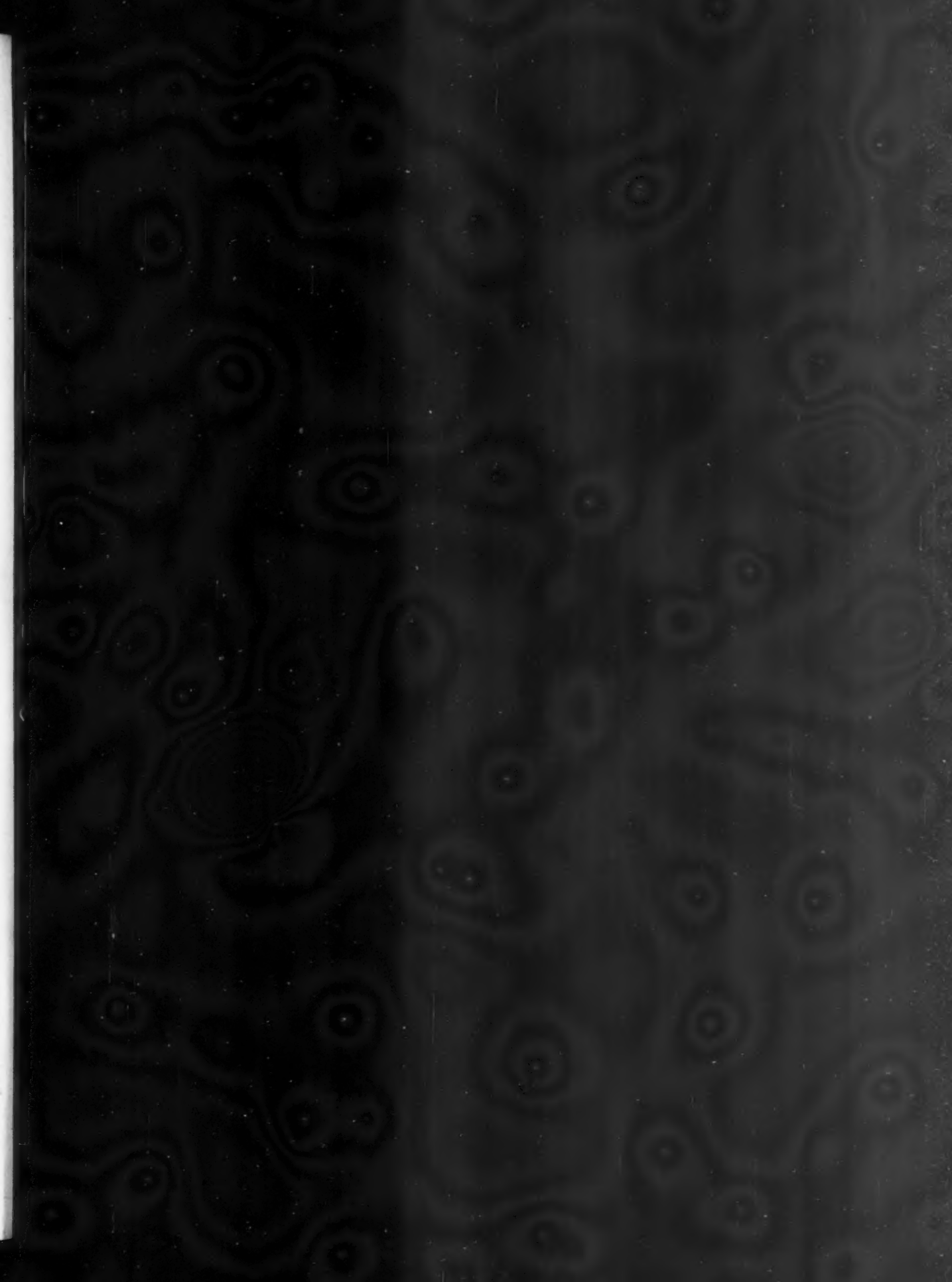
GENERAL ELECTRIC